



61 Bromley Crescent
Shortlands, Bromley, BR2 0HA

£600,000 Freehold EPC: Band D

 **Maguire Baylis**



Guide Price: £600,000 – £625,000. Maguire Baylis are delighted to present to the market this beautifully refurbished 1950s end-of-terrace family home, finished to an exceptional standard throughout and occupying a highly sought-after cul-de-sac location. Offered to the market with the added benefit of no onward chain, the property is ready for immediate occupation.

Having undergone a comprehensive programme of refurbishment, the accommodation is beautifully presented and thoughtfully designed for modern family living. To the front is an attractive bay-fronted living room, while to the rear the property opens into a superb open-plan kitchen/dining room, fitted with a stylish range of contemporary units, integrated appliances and French doors opening directly onto the newly landscaped rear garden, creating an ideal space for both everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom, all served by a luxuriously appointed family bathroom featuring underfloor heating and contemporary fittings.

Outside, the rear garden has been newly landscaped to provide an attractive and private outdoor space, perfect for relaxing or entertaining.

The property enjoys a particularly convenient location within easy reach of both Bromley South and Shortlands stations, offering excellent transport links into central London. Bromley town centre, with its extensive range of shops, restaurants and leisure facilities, is also within a short walk, while nearby Queensmead Recreation Ground and the popular Shortlands Tavern provide excellent local amenities. Families will also appreciate the excellent choice of well-regarded schools close by, including Highfield, Valley Primary, St Mark's and Harris Primary Academy.

- BEAUTIFULLY REFURBISHED 1950'S END TERRACE FAMILY HOME
- FINISHED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT
- THREE BEDROOMS (TWO DOUBLED PLUS A SINGLE)
- STYLISH OPEN PLAN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- SEPARATE BAY-FRONTED LIVING ROOM
- NEWLY LANDSCAPED PRIVATE REAR GARDEN
- LUXURIOUS FAMILY BATHROOM WITH UNDERFLOOR HEATING
- HIGHLY SOUGHT AFTER & CONENIENT CUL-DE-SAC LOCATION
- EASY REACH BOTH BROMLEY SOUTH & SHORTLANDS STATIONS
- SHORT WALK TO HIGH STREET & EXCELLENT LOCAL SCHOOLS

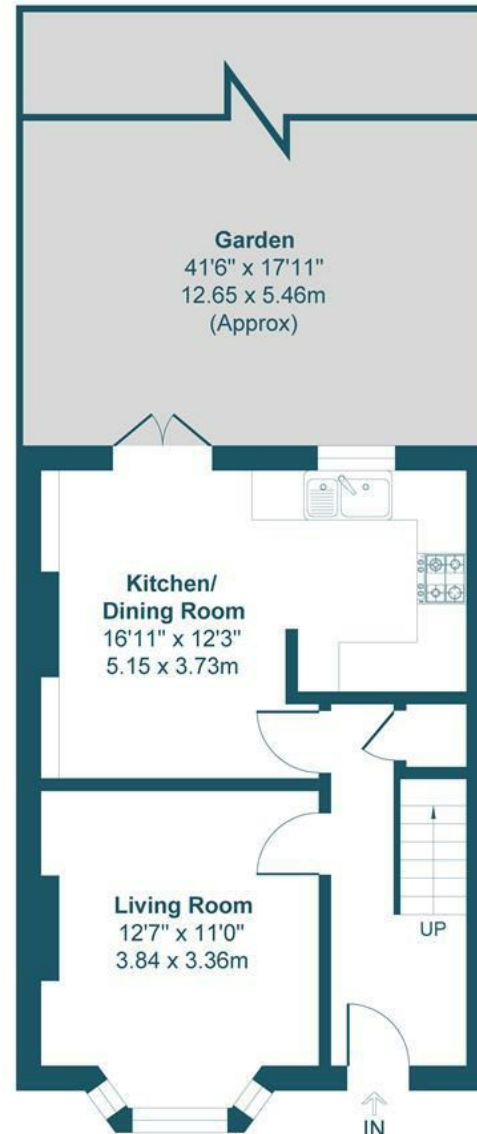


Bromley Crescent, BR2

Approximate Gross Internal Area = 808 sq ft / 75.0 sq m



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Baylis**



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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ENTRANCE

Covered entrance porch canopy. Outside light.

HALLWAY

Composite part double glazed front door; tiled flooring; stairs to first floor.

LOUNGE

Double glazed bay window to front; tiled flooring.

KITCHEN/DINER

An impressive open plan kitchen featuring a comprehensive range of newly fitted wall and base units with stone worktops. Integrated dishwasher, washing machine, plus built-in oven and hob. Double glazed French doors to rear; tiled flooring.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

Double glazed window to rear.

BEDROOM 2

Double glazed window to front.

BEDROOM 3

Double glazed window to front.

BATHROOM

A newly appointed stylishly suite comprising bath with built-in shower over; fitted wash basin with vanity storage, plus WC. Fully tiled walls and flooring with underfloor heating. Double glazed window to rear.

GARDEN

Newly landscaped with full width patio areas to front and rear. Central area of lawn. Access to rear via gate.

PARKING

On street. Residents parking permits required between 12 - 2pm, Monday to Saturday. These are available at a cost of £80 per vehicle/per year. There is an electric vehicle charging point to the front.

COUNCIL TAX

London Borough of Bromley. Band D

LOCATION

What3words: ///under.scarf.firms

Shortlands
104 Beckenham Lane
Shortlands
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Hayes
49 Station Approach
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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.