42 Bromley Crescent

Shortlands, Bromley, BR2 0HA

£650,000 Freehold EPC:

Maguire Baylis

Guide Price: £650,000 - £675,000. A characterful three double bedroom Victorian end of terrace home, set within a highly favoured residential area surrounded by similar period properties and offering excellent access to both Bromley South and Shortlands stations.

The property offers generous accommodation arranged over three floors, retaining many original features including sash windows and feature fireplaces. It also benefits from a modern fitted kitchen, a spacious family bathroom with both bath and large shower, plus a full loft conversion providing a good-sized double bedroom with en-suite shower room.

The ground floor features an impressive through reception room arranged as separate lounge and dining areas, with exposed and varnished floorboards and a central fireplace. The kitchen is fitted with a comprehensive range of units, solid wood butcher-block style worktops and a butler sink.

To the first floor, there are two bedrooms – the main extending to 14'6 – together with the particularly spacious bathroom. Externally, the rear garden enjoys a sunny south-westerly aspect and extends to around 50ft.

Bromley Crescent is ideally located within easy walking distance of Bromley town centre with its extensive range of shops, restaurants and amenities. Well-regarded local schools nearby include Valley, Highfield, St Mark's and the Harris Academy Shortlands.

- CHARACTERFUL VICTORIAN END OF TERRACE HOUSE
- THREE DOUBLE BEDROOMS ARRANGED OVER THREE FLOORS
- FULL LOFT CONVERSION WITH EN-SUITE SHOWER ROOM
- SPACIOUS THROUGH RECEPTION WITH LOUNGE & DINING AREAS
- RETAINED PERIOD FEATURES INCLUDING FIREPLACES & SASH WINDOWS
- FITTED KITCHEN WITH WOOD WORKTOPS & BUTLER SINK
- LARGE FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER
- SUNNY SOUTH-WESTERLY REAR GARDEN APPROX. 50FT
- EXCELLENT LOCATION FOR BROMLEY SOUTH & SHORTLANDS STATIONS
- WITHIN CATCHMENT FOR HIGHLY REGARDED LOCAL SCHOOLS

Bromley Crescent, BR2

Approximate Gross Internal Area = 1021 sq ft / 94.9 sq m

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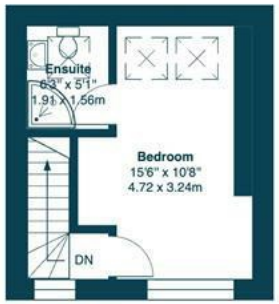
Ground Floor



Second Floor

First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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COVERED PORCH

ENTRANCE HALLWAY
Original part glazed front door, radiator, exposed floor boards.

THROUGH LOUNGE
20'2 x 11'2 (widening to 12') (6.15m x 3.40m (widening to 3.66m))
Two sash windows to front, feature period fireplace with tiled inset and hearth, exposed floor boards, coved ceiling, fitted storage unit and shelving within recesses, two radiators, double glazed door to rear leading to garden.

KITCHEN
10'5 x 8'10 (3.18m x 2.69m)
Double glazed windows to rear and side plus double glazed door leading to side, fitted with a comprehensive range of modern wall and base units with solid wood 'Butcher's Block' style worktops to three walls, inset butler sink, built-in stainless steel oven and hob with extractor hood over, spaces for washing machine and fridge/freezer, integrated dishwasher, stone flooring, useful under stairs storage cupboard.

FIRST FLOOR LANDING
Dado rails, stairs to top floor.

BEDROOM 1
14'6 x 9'10 (4.42m x 3.00m)
Two sash windows to front, radiator, feature cast iron period fireplace.

BEDROOM 2
10'2 x 9'1 (3.10m x 2.77m)
Double glazed window to rear, radiator, coved ceiling.

BEDROOM 3

FAMILY BATHROOM
10'6 x 8'2 overall (3.20m x 2.49m overall)
Double glazed to rear, fitted with a well appointed white suite comprising panelled bath with central mixer taps and shower/handspray attachment, separate built-in over-sized shower cubicle, WC, pedestal wash basin, feature cast iron fireplace, part tiled walls, extractor fan, heated towel rail/radiator, wooden effect flooring, deep fitted storage/airing cupboards housing gas combi boiler plus space for tumble dryer.

TOP FLOOR LANDING
Double glazed window to rear, door to:

BEDROOM 3
15'5 x 10'7 (narrowing to 7'5) (4.70m x 3.23m (narrowing to 2.26m))
Double glazed window to rear, two skylight windows to front, radiator.

EN SUITE SHOWER
Double glazed skylight window to front, modern white suite comprising fitted corner shower cubicle, concealed cistern WC, fitted wash basin, heated towel rail, part tiled walls, tiled flooring, extractor fan.

GARDEN
approx 50' (approx 15.24m)
An attractive rear garden providing a lovely sunny southerly aspect. Mainly lawn with mature beds/borders allowing much seclusion, side access via gate, outside tap.

PARKING
On street parking. Residents parking permits required between 12 - 2pm Monday to Saturday. These are available to residents at £80 per vehicle/per year.

COUNCIL TAX
London Borough of Bromley - Band D.

LOCATION
What3words: ///probe.rails.pies

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