

51 Recreation Road

Shortlands, Bromley, BR2 0DY

£600,000 Freehold EPC: Band D

Maguire Baylis







Maguire Baylis are delighted to present for sale this super Victorian terraced house providing impressively spacious and well-presented accommodation, including three double bedrooms and two bath/shower rooms, ideally located within a highly popular and convenient road in the heart of Shortlands Village.

The property offers a bright, contemporary interior with stylishly appointed kitchen and bathroom suites, whilst retaining plenty of character and providing a practical layout ideally suited to modern family living.

The accommodation comprises a covered entrance porch leading to an impressive 23' through living/dining room featuring a stone fireplace and hearth. The kitchen is fitted with a range of grey gloss units complemented by white marble-effect worktops and a range of integrated appliances. A useful bathroom/utility room completes the ground floor accommodation.

To the first floor are three good-sized double bedrooms together with a modern shower room/WC.

Outside, the attractive rear garden enjoys a good degree of privacy and seclusion, with established trees and shrubs. To the rear is a useful full-width timber shed with light and power.

Recreation Road is a particularly convenient location, just a few minutes' walk from Shortlands station, providing direct services to London Victoria and City Thameslink. Queensmead Recreation Ground is situated at the end of the road, with Bromley town centre also within easy walking distance through the park.

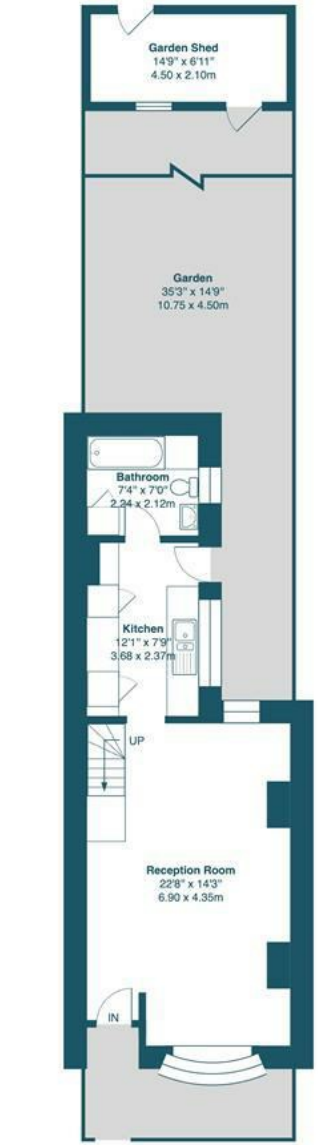
The highly regarded Valley Primary School and Harris Primary Academy Shortlands are both close by, together with the local shops, cafés and amenities within Shortlands Village.

- SUPER VICTORIAN TERRACED HOUSE
- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- IMPRESSIVE 23' THROUGH LIVING/DINING ROOM
- STYLISH MODERN FITTED KITCHEN
- ATTRACTIVE & SECLUDED REAR GARDEN
- HIGHLY POPULAR ROAD IN THE HEART OF SHORTLANDS VILLAGE
- MINUTES' WALK FROM SHORTLANDS STATION & LOCAL SCHOOLS
- JUST 'YARDS' FROM QUEENSMEAD PARK
- CHAIN FREE SALE

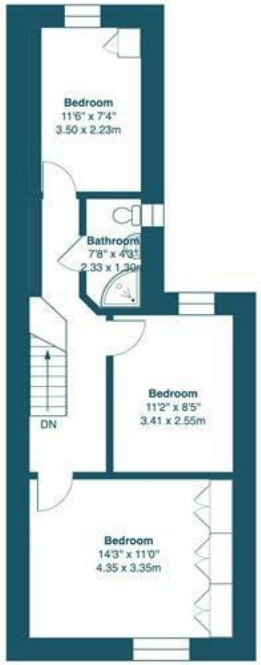








Ground Floor



First Floor



Recreation Road, BR2

Approximate Gross Internal Area:
960 sq ft / 89.2 sq m

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This floor plan was produced using RICS measurements standards 2nd edition.
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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ENTRANCE PORCH
Front door leading to:

THROUGH LOUNGE
Double glazed bay window to front; double glazed window to rear; three radiators; feature stone fireplace and hearth with gas fire; wooden effect flooring; built-in understairs and display shelving; stairs to first floor.

KITCHEN
Double glazed window to side; part glazed door leading to garden; fitted with a stylish and well appointed range of light grey gloss wall and base units with marbled effect worktops to two walls; range of integrated appliances comprising oven & hob, microwave/oven combination, dishwasher, fridge/freezer. Door to:

BATHROOM/UTILITY
Double glazed window to side; well-appointed suite comprising panelled bath with mixer tap/shower attachment; WC; fitted wash basin with storage unit under; heated towel rail; tiled flooring; part tiled walls; extractor fan; cupboard housing space and plumbing for washing machine and tumble dryer (washing machine to remain).

LANDING
Access to loft space; radiator.

BEDROOM 1
Double glazed window to front; fitted range of wardrobes to one wall; radiator.

BEDROOM 2
Double glazed window to rear; radiator.

BEDROOM 3
Double glazed window to rear; radiator; cupboard housing gas combi boiler.

SHOWER ROOM
Double glazed window to side; well-appointed suite comprising fitted corner shower unit with rain shower; fitted wash basin with storage unit under; WC; part tiled walls and tiled flooring; heated towel rail.

GARDEN
A secluded rear garden backing onto school playing fields. Mainly lawn with mature tree/shrub borders; full width paved patio and sideway; rear patio area.

PARKING
On street. Residents parking permits required Monday to Saturday between the hours of 12 - 2pm. These can be acquired by residents at a cost of £80/vehicle per year.

COUNCIL TAX
London Borough of Bromley - Band D

LOCATION
What3words: ///lifted.drama.fancy

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104 Beckenham Lane
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The Property Ombudsman

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.