



74 Bromley Gardens

Shortlands, Bromley, BR2 0ET

£650,000 Freehold EPC: Band E

 **Maguire Baylis**



Maguire Baylis are delighted to present this beautifully appointed Victorian semi-detached home, occupying a highly sought after and convenient road whilst retaining a wealth of period charm and character.

The property boasts many attractive original features, including high ceilings, feature fireplaces and an impressive 23' through lounge, creating a wonderful sense of space and character. The well-appointed fitted kitchen provides direct access to the attractive rear garden, which enjoys a sunny south-westerly aspect and a high degree of seclusion. Completing the ground floor is a luxurious family bathroom, beautifully fitted with both a bath and separate shower enclosure.

Upstairs, the property offers three generous double bedrooms, providing excellent accommodation for families or those requiring additional space.

Perfectly positioned within easy walking distance of both Bromley South and Shortlands stations, the property is also close to a number of well-regarded schools, including Valley Primary, Highfield, St Mark's and Harris Primary Academy. Excellent recreational facilities are nearby, with Queensmead Recreation Ground at the end of the road and the popular Beckenham Place Park also within easy reach. Bromley town centre, with its extensive range of shops, restaurants and The Glades shopping centre, is just a short walk away.

- BEAUTIFULLY APPOINTED VICTORIAN SEMI-DETACHED HOME
- FULL OF PERIOD CHARM WITH HIGH CEILINGS & FEATURE FIREPLACE
- IMPRESSIVE 23' THROUGH LOUNGE
- THREE GENEROUS DOUBLE BEDROOMS
- LUXURIOUS FAMILY BATHROOM WITH BATH & SEPARATE SHOWER
- FITTED KITCHEN WITH ACCESS TO GARDEN
- ATTRACTIVE SOUTH-WESTERLY FACING REAR GARDEN
- HIGHLY SOUGHT AFTER & CONVENIENT LOCATION
- SHORT WALK TO BROMLEY SOUTH & SHORTLANDS STATIONS
- CLOSE TO EXCELLENT SCHOOLS, QUEENSMead & BECKENHAM PLACE PARK



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

Recessed front entrance porch.

ENTRANCE LOBBY

Open plan entrance lobby.

RECEPTION ROOM

An impressive through room featuring bay window to front with fitted plantation shutters, further window to rear with fitted shutters, feature fireplace.

KITCHEN

Fitted with a comprehensive range of wall and base units, double glazed window to side with fitted shutters, door to side leading to garden. Door to:

REAR LOBBY

BATHROOM

With a modern, stylishly appointed four piece suite. Double glazed window to side.

FIRST FLOOR LANDING

BEDROOM 1

Double glazed window to front with fitted plantation shutters.

BEDROOM 2

Double glazed window to rear.

BEDROOM 3

Double glazed window to rear, fitted wardrobe.

GARDEN

42' (12.80m)

An attractive rear garden offering a sunny south-westerly aspect. Mainly laid to lawn with established borders. Garden storage shed to rear.

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.

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///dawn.moods.carbon

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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.