



3 Brenda House Shortlands Road
Shortlands, Bromley, BR2 0JQ
£350,000 Share of Freehold EPC: D

 **Maguire Baylis**



GUIDE PRICE: £350,000 - £375,000. Maguire Baylis are pleased to offer to let this super ground floor maisonette set within delightful grounds and offering spacious two bedroom accommodation.

The property, which is offered for sale chain free, offers much convenience being just a short stroll from Shortlands Village shops and main-line station with direct links to London Victoria and Blackfriars (City Thameslink). The larger town centres of both Bromley and Beckenham with shops, bars, restaurants, cinemas, theatre and leisure centres are also both within easy reach.

The maisonette, which is presented to a good standard throughout, is accessed via a private front door leading to a hallway which features useful storage space. The spacious accommodation comprises a large 20' living room with recess fireplace, two double bedrooms, a modern bathroom featuring a bath with shower over, plus fitted kitchen.

The property also provides direct access to the attractive and extensive communal gardens, where residents can enjoy.

For recreation, there are some lovely green spaces nearby including Queensmead in Shortlands, plus Beckenham Place Park which offers country walks and, for the more adventurous, the popular outdoor swimming lake. Shortlands public Golf Course is also located very close by in the village.

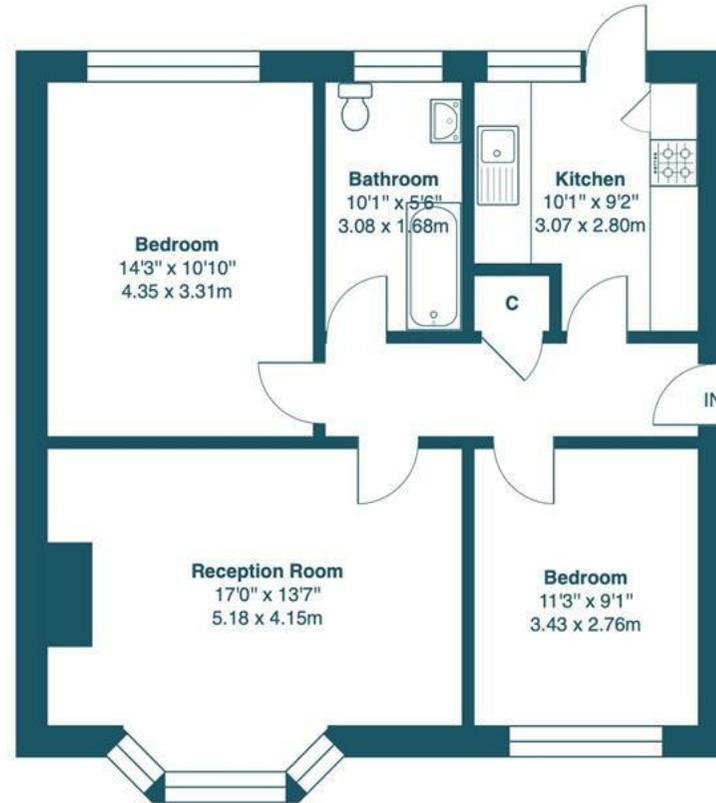


- SUPER GROUND FLOOR FLOOR MAISONETTE
- SPACIOUS ACCOMMODATION THROUGHOUT
- TWO DOUBLE BEDROOMS
- IMPRESSIVE BAY-FRONTED LIVING ROOM
- FITTED KITCHEN WITH DOOR TO GARDENS
- BATHROOM WITH SHOWER OVER BATH
- SET WITHIN BEAUTIFUL COMMUNAL GROUNDS
- SHORT WALK TO SHORTLANDS STATION/SHOPS
- CHAIN FREE SALE



Shortlands Road, BR2

Approximate Gross Internal Area = 709 sq ft / 65.9 sq m



Ground Floor



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

Shared front entrance porch. Useful private built-in storage cupboard.

HALLWAY

Useful built-in storage cupboard.

LOUNGE

Double glazed bay window to front; recessed fireplace.

KITCHEN

Double glazed door to attractive communal gardens at rear; fitted range of units with worktops to two walls. .

BEDROOM 1

Double glazed window to rear.

BEDROOM 2

Double glazed window to front.

BATHROOM

Double glazed window to rear; three piece suite featuring bath with shower attachment over.

COMMUNAL GROUNDS

There attractive communal grounds are a particular feature of the property. The extensive gardens feature mature trees and shrubs and provide a lovely outlook from the property to both front and rear.

PARKING

There is residents parking located in The Lodge, Mays Hill road. Not allocated. Parking in the street is also available and is unrestricted.

LEASE & SERVICE CHARGES

LEASE - Share of freehold with a lease of 960 years

SERVICE CHARGE - £167 per month, plus buildings insurance contribution of approx £370 pa.

GROUND RENT - n/a

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///loud.parts.cheese



Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.