



15 Meadow Road

Shortlands, Shortlands, BR2 0DX

£675,000 Freehold EPC: D

 **Maguire Baylis**



GUIDE PRICE £675,000 – £700,000

Maguire Baylis are delighted to offer this beautifully presented three-bedroom Victorian semi-detached home, ideally located in the heart of Shortlands Village.

Tastefully improved in recent years, the property blends period charm with modern finishes. Highlights include the impressive 25ft through lounge, a fully integrated kitchen with stable door to the garden, and a spacious four-piece family bathroom featuring a oval bath and separate shower.

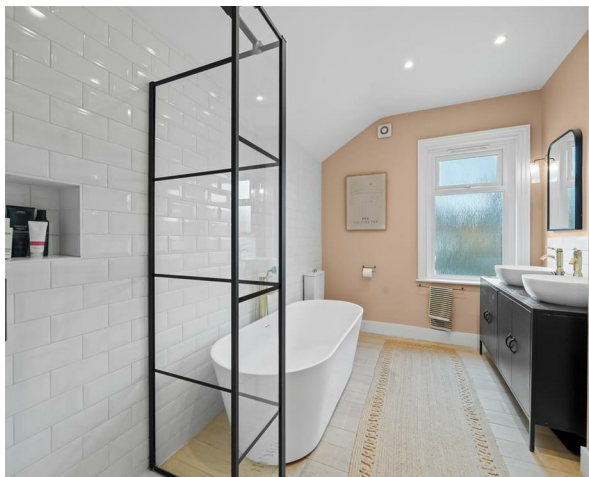
Further features include a welcoming hallway with period-style mosaic flooring, cast-iron wood-burning stove, bespoke fitted storage, alcove shelving and plantation shutters throughout.

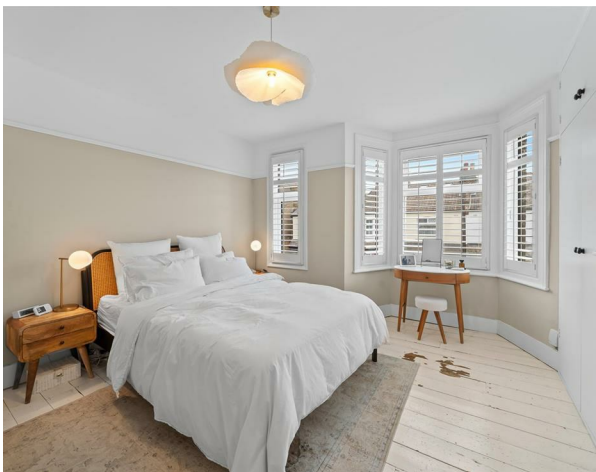
The first floor provides two double bedrooms with fitted wardrobes and the luxurious re-modelled bathroom. A further 17ft double bedroom occupies the top floor.

The rear garden is a particular feature – thoughtfully landscaped with lawn, paving and decking, well stocked beds providing year-round interest, and a sunny south-facing aspect. A large insulated garden office offers an ideal work-from-home space.

Meadow Road is perfectly placed for Shortlands Village, local pubs and cafés, and is within easy walking distance of Bromley town centre. Well-regarded schools including Valley Primary and Harris Primary are close by, as are Queensmead Park and Beckenham Place Park.

- BEAUTIFULLY PRESENTED VICTORIAN SEMI IN SHORTLANDS VILLAGE
- IMPRESSIVE 25FT THROUGH LOUNGE WITH WOOD-BURNING STOVE
- MODERN & FULLY INTEGRATED KITCHEN WITH STABLE DOOR TO GARDEN
- LUXURIOUS FOUR-PIECE FAMILY BATHROOM
- TWO FIRST-FLOOR DOUBLE BEDROOMS WITH FITTED WARDROBES
- LARGE 17FT DOUBLE BEDROOM ON THE TOP FLOOR
- PERIOD-STYLE FEATURES INCLUDING MOSAIC TILED HALLWAY & PLANTATION SHUTTERS
- LANDSCAPED SOUTH-FACING GARDEN WITH LAWN, DECKING AND SLEEPER BEDS
- GENEROUS INSULATED GARDEN OFFICE – IDEAL FOR HOME WORKING
- EASY ACCESS TO BROMLEY TOWN CENTRE, LOCAL SCHOOLS, PARKS





Meadow Road, BR2



Approximate Gross Internal Area = 1082 sq ft / 100.5 sq m

Garden Studio Area = 103 sq ft / 9.6 sq m

Total Area = 1185 sq ft / 110.1 sq m

 Maguire Baylis



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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ENTRANCE PORCH

Recessed front porch with outside light; tiled front step.

HALLWAY

Part glazed front door; period style mosaic tiled flooring; radiator; stairs to first floor; picture rails.

THROUGH LOUNGE

25'7 (into bay) x 10'10 (narrowing to 10'6) (7.80m (into bay) x 3.30m (narrowing to 3.20m))
An impressive room with double glazed bay window to front with fitted shutters; double glazed window to rear with fitted shutters; vertical radiator plus period style radiator; feature fireplace with wood burning stove and wooden mantle; bespoke fitted storage units and shelving within recesses; bespoke built-in understairs storage; painted floor boarding; doorway to:

KITCHEN

11'7 x 7'9 (3.53m x 2.36m)
Double glazed windows to rear and side; fitted with a range of well appointed Shaker style soft grey wall and base units with white worktops to three walls; fitted enamelled Butler style sink unit; range of integrated appliances comprising dishwasher, washing machine, fridge/freezer, gas hob with extractor hood, oven; tiled flooring and part tiled walls; cupboard housing gas combi boiler (new boiler installed 2023); stable door leading to garden.

FIRST FLOOR LANDING

Picture rails; stair to top floor.

BEDROOM 1

14'8 (into bay) x 12'9 (4.47m (into bay) x 3.89m)
Double glazed bay window to front plus further window to front - both with fitted window shutters; two fitted double wardrobes; radiator; picture rails.

BEDROOM 3

10'5 x 8' (3.18m x 2.44m)
Double glazed window to rear with fitted shutters; cast iron period fireplace; picture rails; radiator; fitted double wardrobe.

BATHROOM

11'5 x 7'9 (3.48m x 2.36m)
Double glazed window to rear; luxuriously appointed suite with gold effect fittings comprising freestanding oval shaped bath with floor mounted mixer taps over; separate over-sized fitted shower cubicle with rain fall shower head; WC; period style painted vanity/storage unit with fitted circular wash basin; vertical radiator; tiled flooring.

TOP FLOOR LANDING

Double glazed window to rear.

BEDROOM 2

17'8 x 12'1 (narrowing to 9'2) (5.38m x 3.68m (narrowing to 2.79m))
Double glazed window to rear with fitted shutters; skylight windows to front; period style radiator; built-in eves storage.

GARDEN

approx 80' (approx 24.38m)
A beautifully maintained landscaped rear garden enjoying a lovely sunny south facing aspect. The garden has been thoughtfully laid out with a main area of lawn, bordered with well stocked beds providing year round interest. There is a large paved patio/entertaining area, plus rear decked patio and storage shed. Further features include an insulated home office (see below), outside water tap and outside lighting.

GARDEN OFFICE

12'9 x 8'3 (3.89m x 2.51m)
Ideal for a work from home office. Fully insulated, double doors to garden; wood effect flooring; light and power, plus wi-fi booster.

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 E

LOCATION

What3words: ///fire.invite.traded



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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.