



20 Meadow Road
Shortlands, Bromley, BR2 0DX
£650,000 Freehold EPC: E

 **Maguire Baylis**



GUIDE PRICE: £650,000 – £675,000.

Maguire Baylis are delighted to offer for sale this beautifully presented Victorian end-of-terrace house, superbly positioned within a highly convenient village location, just a short walk from the station.

The property combines classic period charm with stylish modern finishes and is arranged to provide bright, well-balanced accommodation throughout. To the ground floor are two elegant reception rooms, both featuring attractive open fireplaces, creating inviting spaces ideal for both everyday living and entertaining. To the rear sits a stylishly appointed, fully integrated kitchen, complemented by a luxurious downstairs shower room/WC.

Upstairs, the house offers three good-size bedrooms, including a generous top floor bedroom benefiting from a well-appointed en-suite bathroom. Period-style features are evident throughout, enhancing the character and appeal.

Externally, the landscaped rear garden extends to approximately 90 feet, thoughtfully designed with a central lawn and porcelain-paved patio areas, providing an excellent space for outdoor entertaining.

The location is a particular highlight, offering easy access to Bromley town centre, excellent transport links, well-regarded local schools, and a variety of nearby parks and green spaces. Overall, an attractive and well-located home.



- BEAUTIFULLY PRESENTED VICTORIAN SEMI DETACHED HOUSE
- HIGHLY CONVENIENT VILLAGE LOCATION * CLOSE TO STATION
- TWO RECEPTION ROOMS – BOTH WITH FEATURE OPEN FIREPLACES
- STYLISHLY APPOINTED FULLY INTEGRATED KITCHEN
- LUXURIOUS DOWNSTAIRS SHOWER ROOM/WC
- THREE GOOD SIZE BEDROOMS – MASTER WITH EN SUITE BATHROOM
- PERIOD-STYLE FEATURES THROUGHOUT
- LANDSCAPED 90' GARDEN WITH LAWN AND PORCELAIN PAVED PATIOS
- EASY ACCESS TO BROMLEY TOWN CENTRE, LOCAL SCHOOLS, PARKS



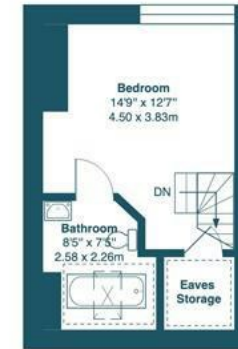
Meadow Road, BR2

Approximate Gross Internal Area = 1174 sq ft / 109.0 sq m

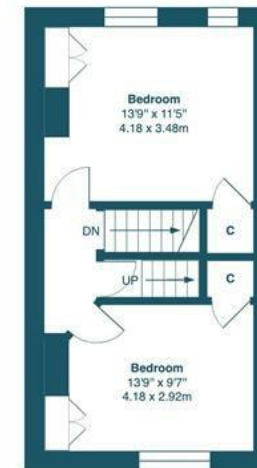
Maguire Baylis



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

Original recessed front entrance porch; small paved front garden with attractive Victorian style mosaic tiled front pathway. Porch light.

HALLWAY

Part glazed stained glass front door; period style radiator; herringbone wood effect flooring; picture rails.

LOUNGE

14'2 x 10'1 (4.32m x 3.07m)

Double glazed bay windows to front with fitted shutters; feature cast iron open period fireplace with tiled inset and granite hearth; two built-in storage units and shelving within recesses; ornate coved ceiling; picture rails; period style radiator.

DINING ROOM

14' x 13'9 (4.27m x 4.19m)

Double glazed door and window to rear leading to garden; herringbone wood effect flooring; cast iron period feature open fire; period style radiator; built-in understairs storage; built-in dresser within recess; coved ceiling and picture rails.

KITCHEN

13'4 x 8'3 (4.06m x 2.51m)

Double glazed window to side; vaulted ceiling with large skylight window to side; fitted with a range of modern and well appointed Shaker style wall and base units with Quartz worktops to two walls inset butler sink; integrated appliances comprising dishwasher, washing machine, fridge/freezer, oven, induction hob; tiled flooring with underfloor heating; bi-folding door to:

SHOWER ROOM/WC

Double glazed window to rear; modern and luxuriously appointed suite comprising full width shower enclosure with rain shower head plus shower hose; fitted wash basin; WC; fully tiled walls and tiled flooring with underfloor heating; heated towel rail.

FIRST FLOOR LANDING

Picture rails and dado rails; door leading to stairs to top floor.

BEDROOM 2

13'9 x 11'5 (4.19m x 3.48m)

Double glazed window to rear plus feature circular window to rear - with fitted shutters; feature cast iron fireplace with tiled hearth; built-in storage cupboard plus further fitted double wardrobe; period style radiator; original exposed and varnished floor boards.

BEDROOM 3

12'7 x 9'7 (3.84m x 2.92m)

Double glazed window to front with fitted shutters; period style radiator; exposed and varnished floor boards; picture rails; feature cast iron fireplace with tiled hearth; deep built-in storage cupboard plus fitted double wardrobe.

TOP FLOOR

BEDROOM 1

12'5 x 11' (widening to 14'9 over stairs) (3.78m x 3.35m (widening to 4.50m over stairs))

Double glazed window to rear with fitted shutters; exposed floor boards; radiator; door to:

EN SUITE BATHROOM

A well appointed period style suite comprising roll-top bath; wash basin; WC; dado rails with part panelled walls; exposed floor boards; Velux window to front.

GARDEN

approx 90' (approx 27.43m)

An attractive rear garden mainly laid to lawn with porcelain paved patio areas and pathway; side access via gate; outside tap and lighting; timber storage shed.

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: ///arena.mini.unique



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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.