



101 Queen Anne Avenue
Shortlands, Bromley, BR2 0SE
£725,000 Freehold EPC: Band D

 **Maguire Baylis**



Guide Price: £725,000 – £750,000. Maguire Baylis are delighted to offer for sale this spacious 1930s mid-terrace family home, providing generous four-bedroom accommodation arranged over three floors, together with a good size rear garden and substantial double garage.

The ground floor features a separate front reception room with fireplace, plus an impressive open-plan kitchen/dining/family room to the rear. This bright and spacious area provides an excellent everyday living and entertaining space, with a fitted kitchen, breakfast bar, feature fireplace and direct access to the garden.

There are three bedrooms and the family bathroom to the first floor, with a shower over the bath. The loft has been converted to create an excellent principal bedroom with en-suite shower room and useful eaves storage.

Outside, the rear garden extends to approximately 45' and features paved seating areas and established planting. At the far end is a particularly useful double garage measuring approximately 18'10" x 18'10". Further off-street parking is available to the front.

The property is well maintained and perfectly comfortable as it stands, whilst offering scope for a new owner to update and personalise to their own taste.

The location is highly convenient, within easy reach of both Shortlands and Bromley South stations, Bromley town centre and The Glades shopping centre. Highly regarded local schools, including Harris Primary Academy Shortlands and Highfield, are also close by.

Overall, a substantial and versatile family home offering approximately 1,469 sq ft of internal accommodation, plus the 356 sq ft double garage, in a popular and convenient Bromley location.

- SPACIOUS 1930s MID-TERRACE FAMILY HOME
- FOUR BEDROOMS – MASTER BEDROOM WITH EN-SUITE
- APPROX. 1,469 SQ FT OF INTERNAL ACCOMMODATION
- IMPRESSIVE OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- SEPARATE LIVING ROOM WITH FIREPLACE
- FAMILY BATHROOM – SHOWER OVER THE BATH
- SOUTH FACING REAR GARDEN – APPROX. 45'
- LARGE DOUBLE GARAGE – APPROX. 18'10" x 18'10"
- OFF-STREET PARKING TO THE FRONT
- EASY REACH SHORTLANDS & BROMLEY STH STNS, TOWN CENTRE & EXCELLENT SCHOOLS





Ground Floor

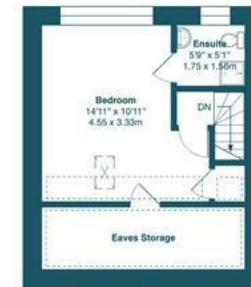


Queen Anne Avenue, BR2

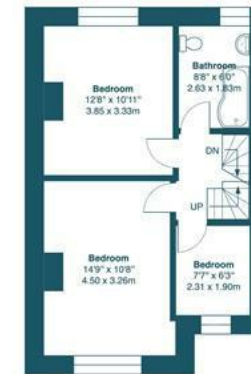
Approximate Gross Internal Area:
1469 sq ft / 136.5 sq m

Garage Area = 356 sq ft / 33.1 sq m

Total Area = 1825 sq ft / 169.5 sq m



Second Floor



First Floor

 Maguire Baylis

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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HALLWAY

Double glazed front door and window to front; understairs storage.

LOUNGE

Double glazed window to front; feature fireplace with gas fire.

KITCHEN/FAMILY ROOM

A large multi-functional room featuring French doors to the garden; kitchen fitted with a comprehensive range of wooden wall and base units; central island unit/breakfast bar. Feature open fireplace.

FIRST FLOOR LANDING

Stairs to top floor.

BEDROOM 2

Double glazed window to front.

BEDROOM 3

Double glazed window to rear.

BEDROOM 4/STUDY

Double glazed window to front.

FAMILY BATHROOM

Double glazed window to rear; three piece bathroom suite featuring bath with built-in shower over and glass shower screen.

TOP FLOOR LANDING

BEDROOM 1

Double glazed window to rear plus Velux skylight window to front; built-in eves storage; door to:

EN SUITE SHOWER

Double glazed window to rear; three piece suite featuring built-in shower enclosure.

GARDEN

An attractive garden providing a sunny south-westerly aspect. Neatly laid to lawn with paved patios and pathway. Outside tap.

GARAGE

A large, full width double garage to rear featuring electric roller shutter door leading to rear accessway; door to garden. Light & power.

DRIVEWAY

Drive to front providing space for two vehicles.

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION

What3words: ///repa.fingernails.waddle

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49 Station Approach
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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.