



59 Farnaby Road
Shortlands, Bromley, BR1 4BN
£1,250,000 Freehold EPC: E

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market this stunning 1930s Detached Family Home in a Prime Location

Guide Price: £1.25m – £1.3m. Situated in a highly sought-after road, this beautifully appointed four-bedroom home offers a perfect blend of charm and modern luxury. Spacious and well-proportioned throughout, with high ceilings, the property boasts two elegant living rooms, a formal dining room, and a stylishly designed, fully integrated kitchen. A useful basement utility room also adds practicality.

Upstairs, four generous bedrooms are complemented by two luxurious bath/shower rooms, finished to an exceptional standard. Bedroom three also leads through to an additional room currently serving as an office.

A particular feature of the property is the delightful 130' south-facing garden, backing directly onto the golf course, providing a peaceful and private setting. A detached gym and an insulated summer house/garden room offer versatile spaces for work and leisure.

Further benefits include solar panels with battery storage, an electric car charging point, and a location that offers the best of both worlds—Shortlands' local shops and station within easy reach, plus Bromley town centre close by. Beckenham Place Park is just a short stroll away, offering stunning country walks, outdoor swimming, and a vibrant events scene at the Mansion.

A rare opportunity to acquire a truly special home in an exceptional location.

- STUNNING DETACHED 1930's FAMILY HOME
- BEAUTIFULLY APPOINTED THROUGHOUT
- SPACIOUS & WELL-PROPORTIONED ACCOMMODATION
- FOUR BEDROOMS ** TWO BATH/SHOWER ROOMS
- TWO LARGE LIVING ROOMS ** DINING ROOM
- STYLISHLY APPOINTED FULLY INTEGRATED KITCHEN ** USEFUL BASEMENT UTILITY
- DELIGHTFUL SOUTH FACING 130' GARDEN BACKING GOLF COURSE
- DETACHED GYM & INSULATED SUMMER HOUSE/GARDEN ROOM
- HIGHLY SOUGHT AFTER ROAD CLOSE TO SHOPS & STATIONS
- SOLAR PANELS WITH BATTERY STORAGE ** ELECTRIC CAR CHARGE POINT



Farnaby Road, BR1

Approximate Gross Internal Area = 1971 sq ft / 183 sq m

Garage / Gym = 220 sq ft / 20.5 sq m

Basement = 152 sq ft / 14.2 sq m

Summer House = 114 sq ft / 10.74 sq m

Approximate Total Area = 2408 sq ft / 223.7 sq m

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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.
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ENTRANCE PORCH

Glazed front door and windows to front and sides; tiled flooring; pendant light.

ENTRANCE HALLWAY

17' x 11' (max) (5.18m x 3.35m (max))

A spacious and welcoming entrance hallway featuring original part glazed front door; double glazed leaded light window to side; useful built-in understairs storage housing batteries for solar panels – further built-in coats cupboard; wood effect flooring; part panelled walls, radiator with fitted cover; stairs to first floor.

DOWNSTAIRS WC

Double glazed window to side; modern and well appointed suite comprising WC; inset wash basin set within full width vanity top with storage under; wall unit storage with built-in lighting and fitted wall mirror; tiled flooring; heated towel rail.

FRONT RECEPTION ROOM

19' (into bay) x 14'6" (5.79m (into bay) x 4.42m)

Double glazed leaded light bay window to front, plus further window to side; feature fireplace with cast iron/tiled inset and gas fire; wood effect flooring; two radiators.

REAR RECEPTION ROOM

16' x 14'6" (4.88m x 4.42m)

Double glazed French doors and windows to rear; wood effect flooring; original feature fireplace with ornate wooden surround; radiator.

DINING ROOM

12'1 x 9'5" (3.68m x 2.87m)

Two double glazed leaded light windows to side; panelled feature wall; feature ceiling with concealed led lighting and downlighters; wood flooring; fitted low level storage; radiator. Door opening to:

KITCHEN

11'6 x 10'10

A modern and stylishly appointed kitchen featuring a comprehensive range of wall and base units with contrasting white stone worktops; glass splashbacks; range of integrated appliances comprising double oven; hob and extractor; fridge/freezer plus additional undercounter fridge; dishwasher; wood effect flooring; double glazed leaded light window to rear.

LANDING

A large landing space with double glazed leaded light window to rear; access to loft (large loft, with retractable loft ladder, fully boarded for storage plus light & power).

BEDROOM 1

16'1 x 14'5" (4.90m x 4.39m)

Two double glazed leaded light windows to rear; feature ceiling with concealed LED lighting and downlighters; ceiling mounted bedside pendants; bespoke 'Scaffold Board' headboard with concealed lighting. Range of built-in mirror fronted wardrobes to one wall.

BEDROOM 2

19'5" (into bay) x 10'7" (to wardrobes) (5.92m (into bay) x 3.23m (to wardrobes))

Double glazed leaded light bay window to front; comprehensive range of fitted wardrobes to two walls; radiator; recess with display shelving; door to:

EN SUITE SHOWER

modern and well appointed suite comprising built-in shower cubicle with rain shower head; fitted wash basin with storage unit under; WC; double glazed leaded light window to side; fully tiled walls and flooring; heated towel.

BEDROOM 3

9'8 x 9'6

Double glazed leaded light window to rear; radiator; door to:

STUDY/BEDROOM 5

11'7 x 11' (3.53m x 3.35m)

A useful room, currently used as an office. Sloping ceilings two two sides; double glazed leaded light window to rear; radiator.

BEDROOM 4

13' x 9' (into bay - narrowing to 7'2) (3.96m x 2.74m (into bay - narrowing to 2.18m))

Double glazed leaded light bay window to front; wood effect flooring; radiator; fitted wall shelving.

FAMILY BATHROOM

Modern and well appointed suite comprising panelled bath; oversized shower cubicle; fitted wash basin with vanity storage under; WC; fully tiled walls and tiled flooring; heated towel rail.

BASEMENT UTILITY/BOILER ROOM

11'7 x 11' (3.53m x 3.35m)

Double glazed door and window to rear; housing Vaillant gas boiler plus pressurised hot water cylinder; space/plumbing for washing machine and tumble dryer; water softener.

GARDEN

approx 135' (approx 41.15m)

The glorious rear garden is a particular feature of the property, offering a delightful sunny south facing aspect and backing directly onto Shortlands golf course. The garden is mainly laid to lawn, but provides numerous mature trees to the side and rear affording a high degree of seclusion. There is a large, block paved terraced patio plus further decked entertaining areas; outside feature and security lighting; water tap; double gates to side; timber shed at rear.

GYM

17'7 x 10'4" (5.36m x 3.15m)

Formally the garage; double glazed French doors to rear, plus glazed door to side; part mirrored wall; wood effect flooring; storage cupboard to one wall; electric wall heaters.

SUMMER HOUSE

12'6 x 9'3" (3.81m x 2.82m)

Timber summer house at rear with light and power. Could be used as a garden/home office.

PARKING

Block paved parking to front and side with space for several vehicles. Electric car charging point.

COUNCIL TAX

London Borough of Bromley - Band G

LOCATION

What3words: ///leads.runner.hogs

ADDITIONAL INFORMATION

There are solar panels installed on the property. These charge battery packs within the house plus supply the hot water. Surplus power is also fed back into the grid and reduces the overall electricity charge.



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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.