



15 Madeira Avenue
Shortlands, Bromley, BR1 4AP
£900,000 Freehold EPC: E

 **Maguire Baylis**



Maguire Baylis Estate Agents are delighted to present to the market this Substantial 1930s Five-Bedroom Family Home in Prime Shortlands Location

Guide Price: £900,000 – £950,000. Set on a sought-after and quiet residential road, this impressive 1930s semi-detached home offers generous and versatile accommodation arranged over three floors.

Bright and spacious throughout, the property features five well-proportioned bedrooms. Bedroom 2 enjoys an en suite shower room, while the top-floor main bedroom benefits from its own en suite WC and private dressing room. A modern family bathroom and additional downstairs WC are also included.

Living space includes two large reception rooms and a well-appointed kitchen/breakfast room with utility area. Further highlights include an integral garage, driveway parking, and a beautifully maintained south-facing garden.

Ideally located within easy reach of local stations, Beckenham town centre, and just a short stroll from the open green spaces of Beckenham Place Park.

- SUBSTANTIAL 1930's SEMI DETACHED FAMILY HOME
- FIVE BEDROOMS ** TWO BATHROOMS
- BRIGHT & SPACIOUS THROUGHOUT
- TWO LARGE RECEPTION ROOMS
- FITTED KITCHEN/BREAKFAST ROOM WITH UTILITY AREA
- DOWNSTAIRS WC
- INTEGRAL GARAGE ** DRIVEWAY TO FRONT
- DELIGHTFUL SOUTH FACING GARDEN
- SOUGHT AFTER & QUIET ROAD
- EASY ACCESS LOCAL STATIONS & TOWN CENTRE



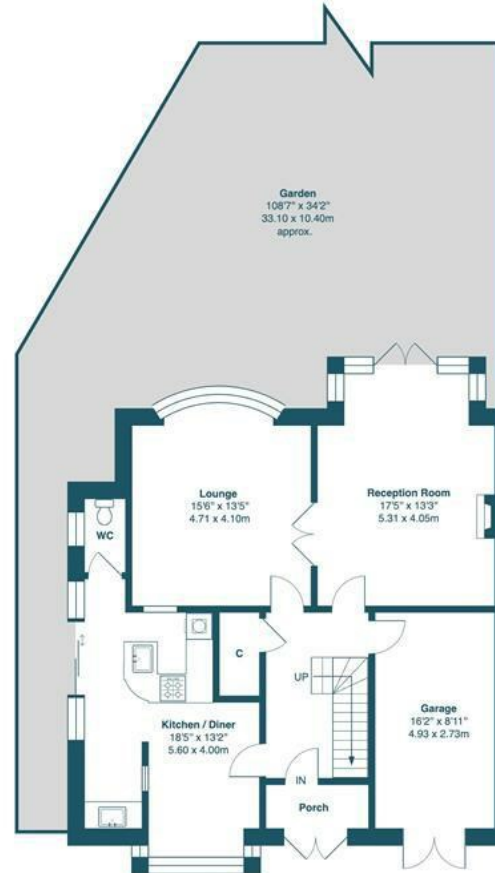


Madeira Avenue, BR1

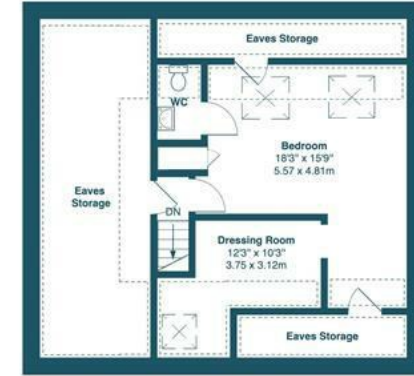
Approximate Gross Internal Area = 2182 sq ft / 202.8 sq m

(excluding eaves storages)

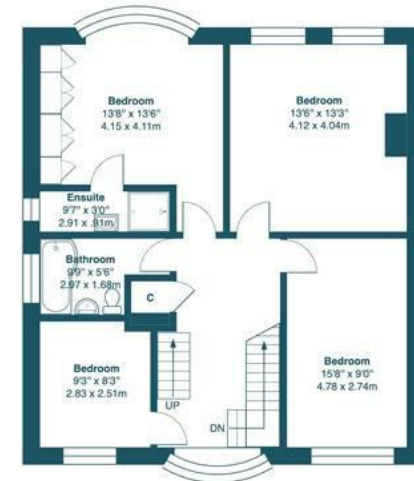
 Maguire Baylis



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.
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ENTRANCE PORCH

Enclosed front porch with glazed doors to front; light.

HALLWAY

A spacious and welcoming hallway featuring part glazed front door; herringbone wood flooring; built-in storage/coats cupboard.

LOUNGE

15'6 x 13'5 (4.72m x 4.09m)

Double glazed bay window to rear; wood flooring; radiator; picture rails; glazed double doors to:

DINING ROOM/RECEPTION 2

17'5 x 13'3 (5.31m x 4.04m)

Bay window with French doors to rear leading to garden; wood flooring; cast iron feature fireplace; picture rails; radiator.

KITCHEN/BREAKFAST ROOM

18'5 x 13'2 (max overall) (5.61m x 4.01m (max overall))

A bright and spacious room with sliding doors plus window to side; several Velux skylight windows allowing light to flood in; kitchen fitted with a range of white wall and base units with worktop to one wall with return breakfast bar; built-in double sink unit; fitted gas hob and electric oven; useful separate utility space. Tiled flooring; radiator.

DOWNSTAIRS WC

Window to side; WC suite; tiled flooring.

FIRST FLOOR LANDING

Feature stained glass bay window to front; picture rails; radiator; built-in storage.

BEDROOM 2

13'8 x 13'6 (max into door recess) (4.17m x 4.11m (max into door recess))

Double glazed bay window to rear; range of fitted wardrobes to one wall; radiator; door to:

BEDROOM 3

13'8 x 13'3 (4.17m x 4.04m)

Two double glazed windows to rear; picture rails; radiator.

EN SUITE SHOWER

9'7 x 3' (2.92m x 0.91m)

Window to side; suite comprising built-in shower cubicle; fitted wash basin; tiled walls; wall mirror.

BEDROOM 4

15'8 x 9' (4.78m x 2.74m)

Double glazed window to front; radiator; picture rails.

BEDROOM 5

9'3 x 8'3 (2.82m x 2.51m)

Double glazed window to front; radiator; picture rails.

FAMILY BATHROOM

9'9 x 5'6 (2.97m x 1.68m)

Double glazed window to side; modern suite comprising panelled bath with mixer tap/shower attachment and fitted glass shower screen; wash basin set on vanity storage unit; WC; fully tiled walls; tiled flooring; fitted wall micro with lighting.

TOP FLOOR LANDING

Door to useful eaves storage space.

BEDROOM 1

18'3 x 15'9 (l-shaped max overall) (5.56m x 4.80m (l-shaped max overall))

Two large Velux skylight windows to rear; radiator; built-in storage cupboard plus built-in eaves storage to front and rear; door to dressing room plus en suite WC.

DRESSING ROOM

12'3 x 10'3 (max) (3.73m x 3.12m (max))

Skylight window to front.

EN SUITE WC

WC suite; fitted wash basin.

GARAGE

16'2 x 8'11 (4.93m x 2.72m)

Double doors to front; light and power. Driveway to front.

GARDEN

approx 108'3" (approx 33m)

The rear garden is a particular feature extending to over 100' and providing an attractive, sunny south facing aspect. The garden is mainly laid to lawn with a full width decked terrace featuring a covered gazebo. Side access via gate.

COUNCIL TAX

London Borough of Bromley - Band F

LOCATION

What3words: ///rocket.comical.tent



Maguire Baylis
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.