



**P** Permit holders only  
Mon - Sat  
12 Noon - 2.00pm  
**A**  
**B**

**33b Meadow Road**

Shortlands, Bromley, BR2 0DX

**£300,000 Leasehold EPC: D**

 **Maguire Baylis**





Guide Price: £300,000 – £325,000.

Maguire Baylis estate agents are pleased to present this charming period ground floor garden flat, ideally located in the heart of Shortlands.

The property offers a bright bay-fronted lounge featuring a stone fireplace, along with a good-sized double bedroom complete with fitted wardrobe. The separate kitchen includes a built-in oven and hob, while the bathroom is fitted with a white suite and shower over the bath.

A particular highlight is the private 25' south-facing rear garden –perfect for relaxing or entertaining outdoors.

Set on a popular residential road, the flat is just a short walk from Shortlands mainline station and local shops, with Bromley town centre also within easy reach. There are several green open spaces nearby, including the ever popular Beckenham Place Park with outdoor swimming lake and events at The Mansion, making this a superb location for those seeking a balance of convenience and lifestyle.

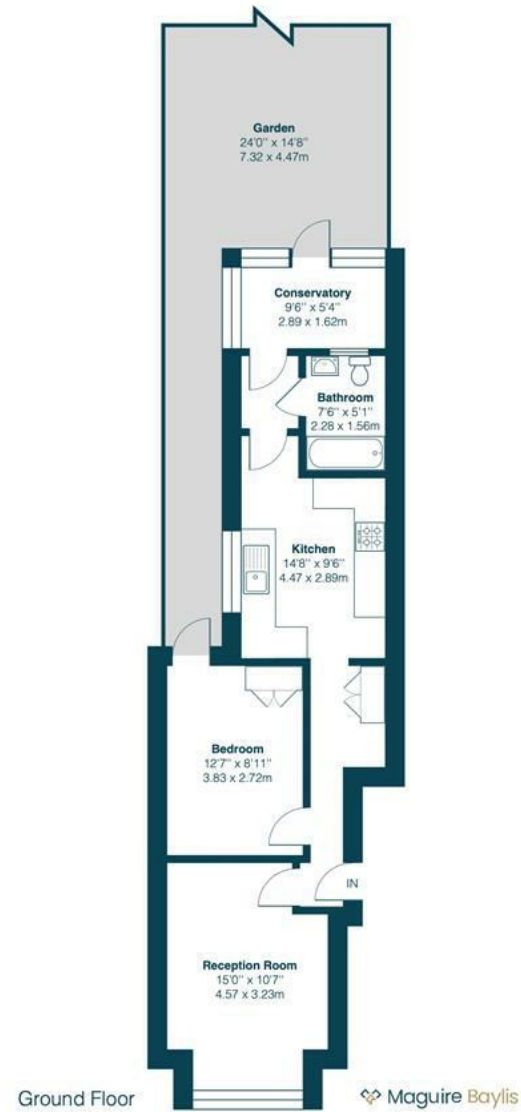
- PERIOD GROUND FLOOR GARDEN FLAT
- BAY FRONTED LOUNGE WITH FIREPLACE
- DOUBLE BEDROOM WITH FITTED WARDROBE
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- BATHROOM WITH SHOWER OVER THE BATH
- 25' PRIVATE SOUTH FACING GARDEN
- POPULAR ROAD IN THE HEART OF SHORTLANDS
- CLOSE TO LOCAL SHOPS & MAINLINE STATION
- EASY REACH BROMLEY TOWN CENTRE
- PLENTY OF NEARBY GREEN SPACES





## Meadow Road, BR2

Approximate Gross Internal Area = 572 sq m / 53.1



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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### COMMUNAL FRONT PORCH

Enclosed porch shared with one other property, leading to communal hall.

### HALLWAY

Wood effect flooring; radiator; built-in storage/coats cupboard and understairs storage space.

### LOUNGE

14'10 (into bay) x 10'7 (4.52m (into bay) x 3.23m)

Double glazed bay window to front; feature stone fireplace and hearth; radiator; wood effect flooring.

### KITCHEN

11'9 x 9'4 (3.58m x 2.84m)

Double glazed window to side; fitted with a range of white wall and base units with worktops to three walls; inset stainless steel sink; stainless steel gas hob; electric oven and extractor hood; vertical radiator; glazed door to lobby.

### BEDROOM

12'6 x 8'10 (3.81m x 2.69m)

Double glazed door to rear; fitted double wardrobe; radiator; wood effect flooring.

### REAR LOBBY

With glazed door leading to conservatory & door to bathroom. Wood effect flooring; wall mounted Vaillant gas combi boiler.

### BATHROOM

Window to rear; suite comprising bath with mixer tap/shower attachment and folding glass shower screen; fitted wash basin with vanity/storage under; WC; part tiled walls; tiled flooring; radiator.

### CONSERVATORY

10'1 x 5'4 (3.07m x 1.63m)

Double glazed windows to rear and side plus door to garden; glazed roof; wood effect flooring; fitted bench seating and breakfast table.

### GARDEN

25' (7.62m)

A paved rear garden providing a sunny southerly aspect; outside water tap; timber storage/shed.

### PARKING

On street. Residents parking permits required between 12 - 2pm, Monday to Saturday. These can be obtained at a cost of £80 per vehicle/per year.

### LEASE & SERVICE CHARGES

LEASE - approx 106 years remaining

SERVICE CHARGE - None

GROUND RENT - £150 pa

### LOCATION

What3words: ///chew.staple.porch



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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.