41 Madeira Avenue

Shortlands, Bromley, BR1 4AP

£650,000 Freehold EPC: D

Maguire Baylis

Guide Price: £650,000 - £700,000. Maguire Baylis Estate Agents are pleased to present this much-loved detached family home, located in a highly sought-after and peaceful residential road in the heart of Shortlands.

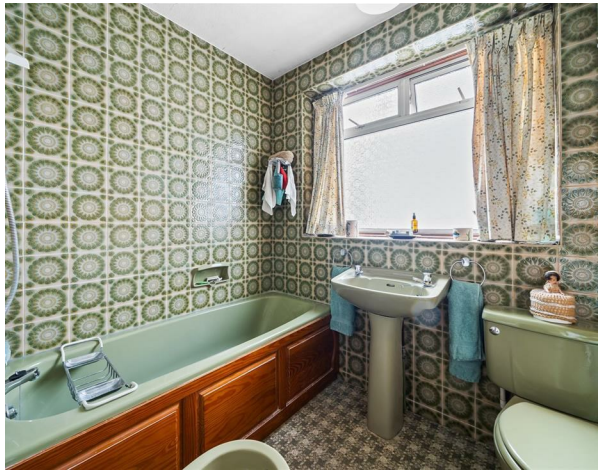
Owned and cherished by the current family for over 40 years, this 1950s-built property offers a rare opportunity to modernise and extend (subject to planning), creating a home tailored to your own style and needs. While the interior was updated to a high standard during the 1980s and remains in good working order, the house now offers much scope throughout.

Set back from the road with driveway parking and an attached garage, the property features three well-proportioned bedrooms, a first floor bathroom with a retro four-piece avocado suite, and a further ground floor shower room. The two separate reception rooms provide excellent living space overlooking the mature and very private south-westerly facing garden. The kitchen includes a built-in oven and hob along with a walk-in larder, and there is a useful separate utility room.

Conveniently located, the property is within easy reach of both Ravensbourne and Shortlands stations, providing excellent access into central London. Local shops, popular schools, and the amenities within Bromley are all nearby, while Beckenham Place Park — with its open green spaces, swimming lake, café and Mansion events — is just a short walk away.

A genuinely appealing home with great potential — early viewing is highly recommended.

- DETACHED FAMILY HOUSE
- THREE WELL PROPORTIONED BEDROOMS
- TWO BATH/SHOWER ROOMS
- LOUNGE & SEPARATE DINING ROOM
- KITCHEN WITH BUILT-IN OVEN & HOB & WALK-IN LARDER
- SEPARATE UTILITY ROOM
- UPSTAIRS BATHROOM WITH AVOCADO FOUR PIECE SUITE
- MATURE & HIGHLY SECLUDED SOUTH WESTERLY FACING GARDEN
- ATTACHED GARAGE & DRIVEWAY TO FRONT
- LOVELY FAMILY HOME

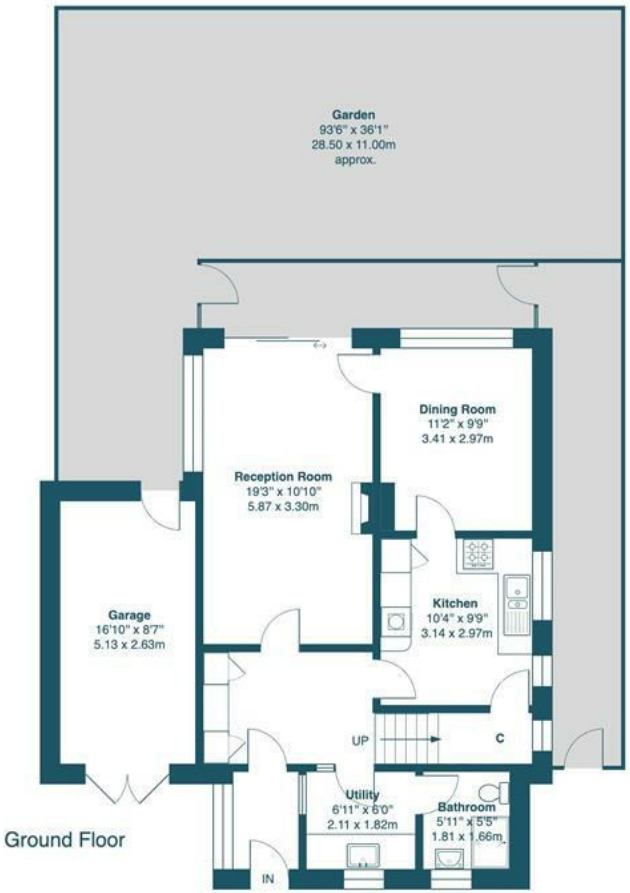


Madeira Avenue, BR1

Approximate Gross Internal Area = 1217 sq ft / 113.1 sq m

Garage Area = 146 sq ft / 13.5 sq m

Approximate Total Area = 1363 sq ft / 126.6 sq m



Ground Floor

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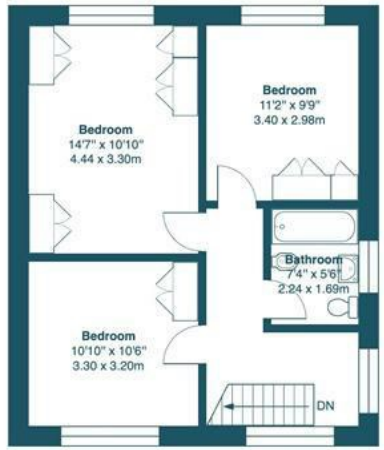

First Floor

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
Enclosed entrance porch with double glazed front door plus double glazed window to side; tiled flooring. Glazed door to:

HALLWAY
A welcoming entrance hallway featuring useful fitted coats/storage cupboards; radiator; stairs to first floor.

UTILITY ROOM
7' x 6' (2.13m x 1.83m)
Double glazed window to front; fitted worktop to one wall with stainless steel sink unit; space & plumbing for washing machine; electric radiator; door to:

SHOWER ROOM/WC
Double glazed window to front; fitted corner shower cubicle; fitted wash basin; WC; heated towel rail; electric radiator; part tiled walls; extractor fan.

LOUNGE
18'6 x 10'9 (5.64m x 3.28m)
Large double glazed sliding door to rear; two radiators; fireplace with gas fire.

KITCHEN
10'3 x 9'8 (3.12m x 2.95m)
Two double glazed windows to side; fitted with a comprehensive range of solid oak wall and base units with worktops to three walls; inset sink unit; Atag gas hob with extractor hood over; De Dietrich electric self cleaning oven; space & plumbing for dishwasher; integrated freezer; walk-in shelved larder; fully tiled walls. Door to dining room.

DINING ROOM
11'2 x 9'8 (3.40m x 2.95m)
Double glazed window to rear plus door leading back into the living room; radiator; wood effect flooring.

FIRST FLOOR LANDING
Double glazed windows to front and side; access to loft (loft with light and partly boarded for storage).

BEDROOM 1
14'6 x 10'10 (4.42m x 3.30m)
Double glazed window to rear; fitted range of wardrobes to two walls with recess for double bed; radiator.

BEDROOM 2
10'10 x 10'5 (3.30m x 3.18m)
Double glazed window to front; radiator; fitted wardrobe.

BEDROOM 3
11'3 x 9'8 (3.43m x 2.95m)
Double glazed window to rear; range of fitted wardrobes/storage units to one wall housing hot water cylinder; radiator.

BATHROOM
Fitted with a four piece avocado suite comprising panelled bath with mixer tap/shower attachment over; pedestal wash basin; WC; bidet; tiled/panelled walls; radiator.

GARDEN
approx 78' (approx 23.77m)
A covered veranda runs the full width of the rear of the property featuring paved flooring and a mature grape vine. A paved side courtyard provides a door leading to the garage and steps down to the main garden. the garden itself boasts numerous mature trees and specimen shrubs including rhododendrons, camelias & azaleas to name a few. These plants provide the garden with complete privacy and seclusion throughout. Additional features include side access via a gate, plus an outside tap.

GARAGE & PARKING
16'8 x 8'7 (5.08m x 2.62m)
With part glazed sliding doors to front; door to rear to garden; light and power; fitted wall shelving; access to loft storage space.
Block paved driveway to front providing off street parking.

COUNCIL TAX
London Borough of Bromley - Band F

LOCATION
What3words: thus.match.liked

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