



30 Meadow Road
Shortlands, Bromley, BR2 0DX
£725,000 Freehold EPC: D

 **Maguire Baylis**



Guide Price: £725,000 – £750,000. A CHARMING VICTORIAN SEMI DETACHED HOME.

Maguire Baylis are delighted to present to the market this beautifully presented period home which enjoys a highly convenient setting within a quiet no through road in the heart of Shortlands Village, just a short walk from the local shops and station. Thoughtfully extended to the rear, the property combines timeless character with generous, family-friendly living space.

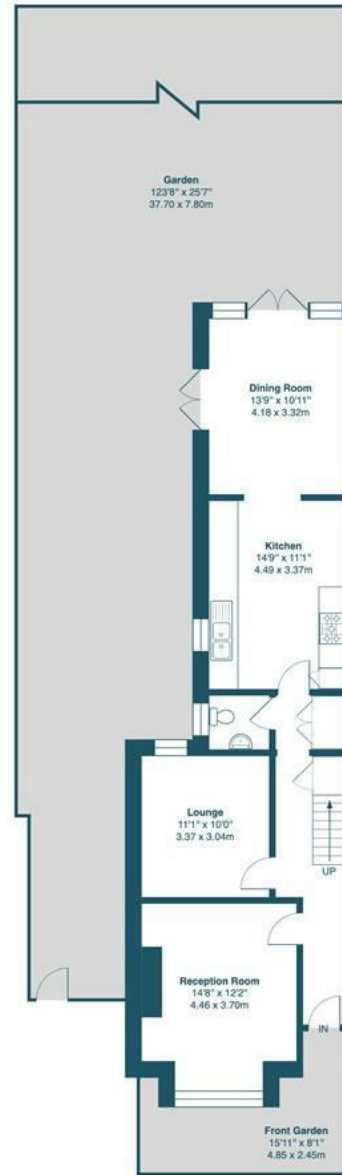
The accommodation includes two elegant reception rooms, the front lounge featuring a classic fireplace – while to the rear lies a stunning open-plan kitchen/dining room stretching some 30 feet – the true hub of the home – with direct access onto the garden. There is also a useful downstairs cloakroom.

Upstairs, there are three well-proportioned double bedrooms together with a stylish, well-appointed family bathroom. Outside, the delightful rear garden is a particular feature extending to around 120 feet, providing an lovely outdoor space with both a large shed and a charming summer house – ideal for storage, hobbies etc.

Perfectly positioned for local amenities and open spaces, the property is close to Queensmead Recreation Ground and the stunning Beckenham Place Park offering woodland walks, open green spaces, a vibrant community hub, and a unique outdoor swimming lake.



- VICTORIAN SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE GOOD SIZE BEDROOMS
- STUNNING 30' KITCHEN/DINER
- TWO RECEPTION ROOMS – LOUNGE WITH FEATURE FIREPLACE
- WELL APPOINTED FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- DELIGHTFUL 120' REAR GARDEN
- POPULAR ROAD IN THE HEART OF SHORTLANDS VILLAGE
- JUST MINUTES WALK FROM LOCAL SHOPS & STATION



Ground Floor



Meadow Road, BR2

Approximate Gross Internal Area =
1337 sq ft / 124.2 sq m

 Maguire Baylis



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.
By Prime Square Photography / Copyright 2025

ENTRANCE PORCH

Original covered front entrance porch; outside light.

ENTRANCE HALLWAY

A long entrance hallway with original varnished floor boarding; three useful built-in storage cupboards; radiator.

LOUNGE

12'3 x 12'2 (3.73m x 3.71m)

Double glazed sash bay windows to front; feature period fireplace with gas fire; radiator.

RECEPTION ROOM 2

11'1 x 9'11 (3.38m x 3.02m)

Double glazed sash window to rear; fitted display shelving; radiator; original varnished floor boarding.

KITCHEN/DINER

30' x 11' (9.14m x 3.35m)

An impressive room featuring double glazed French doors to rear and side plus further double glazed window to side; fitted with a comprehensive range of custom made solid wood wall and base units within kitchen area with granite worktops to two walls; inset sink unit; range cooker; integrated dishwasher; washing machine; original varnished floor boarding; radiator. Cupboard housing gas boiler (boiler approx 10 years old and regularly serviced).

FIRST FLOOR LANDING

A spacious split-level landing with access to loft space.

BEDROOM 1

13'9 x 12'2 (4.19m x 3.71m)

Two double glazed sash windows to front; two built-in wardrobes within recesses; recessed display shelving with integrated lighting; radiator.

BEDROOM 2

11'1 x 10' (3.38m x 3.05m)

Double glazed sash window to rear; built-in wardrobe/storage cupboard; radiator.

BEDROOM 3

11'1 x 9'10 (3.38m x 3.00m)

Double glazed sash window to rear; built-in wardrobes; radiator.

BATHROOM

Window to side; modern and well appointed suite comprising panelled bath with built-in shower over; fitted wash basin; WC; fully tiled walls; heated towel rail.

GARDEN

120' (36.58m)

A super garden extending to some 120' in total and widening to the rear. Mainly laid to lawn with bed/borders and raised planters for veg etc. Large timber shed plus summer house. Side access via gate; outside water tap.

COUNCIL TAX

London Borough of Bromley - Band E

PARKING

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

LOCATION

What3words: ///jumpy.lowest.cape



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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.