



79 Shortlands Road

Shortlands, Bromley, BR2 0JL

£1,900,000 Freehold EPC: Band C

 **Maguire Baylis**



Guide Price: £1.9m - £2m. Maguire Baylis are delighted to present to the market this exceptional detached family residence, occupying a magnificent plot of approximately 0.36 acres within one of Shortlands' most prestigious and highly sought after roads.

Screened from the road by mature trees and established planting, this impressive home enjoys a wonderful sense of privacy, whilst the extensive frontage provides ample off-street parking together with an attached double garage. Having been cherished by the same family for around 30 years, the property offers over 4,300 sq ft of beautifully proportioned accommodation, combining generous living space, character and versatility.

The accommodation centres around a welcoming reception hall and includes a magnificent principal reception room featuring an impressive brick fireplace, exposed ceiling beams and delightful views across the rear garden. Further reception rooms include a separate lounge, formal dining room, breakfast room and bar area, together with a well-appointed kitchen, utility room and a snooker room with adjoining sauna/shower room.

Upstairs, there are five generously proportioned bedrooms, including an impressive principal suite with a luxuriously appointed en suite bathroom and dressing room, complemented by two further family bathrooms.

The beautifully established rear garden enjoys a high degree of seclusion and provides an ideal setting for both family living and entertaining, whilst the property also offers exciting scope for a purchaser to further enhance and personalise over time, should they wish.

Perfectly positioned within a short walk of Shortlands Station, the property is also within easy reach of Bromley and Beckenham town centres, together with a number of highly regarded schools, including Highfield and Clare House. Offering an exceptional combination of space, privacy and location, this represents a rare opportunity to acquire one of the area's most distinguished family homes.

- EXCEPTIONAL DETACHED FAMILY RESIDENCE
- APPROX. 4,400 SQ FT ACCOMMODATION INCLUDING GARAGE
- MAGNIFICENT PLOT OF APPROX. 0.36 ACRES
- FIVE DOUBLE BEDROOMS & THREE SPACIOUS BATHROOMS
- FOUR/FIVE RECEPTION ROOMS PLUS BAR AREA
- SNOOKER ROOM WITH ADJOINING SAUNA/SHOWER
- BEAUTIFUL, ESTABLISHED REAR GARDEN
- EXTENSIVE FRONTAGE, AMPLE PARKING & DOUBLE GARAGE
- HIGHLY SOUGHT AFTER SHORTLANDS LOCATION
- EASY REACH OF SHORTLANDS STATION, BROMLEY, BECKENHAM & EXCELLENT SCHOOLS



Shortlands Road, BR2

Approximate Gross Internal Area = 3992 sq ft / 370.9 sq m

Garage Area = 390 sq ft / 36.2 sq m

Total Area = 4389 sq ft / 407.7 sq m



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This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Windows and door openings are approximate.
While every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and complete bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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ENTRANCE

Covered porch leading to entrance vestibule with access to ground floor WC and utility. Leading to:

HALLWAY

A welcoming entrance hall featuring parquet herringbone flooring, original beamed ceiling.

DRAWING ROOM

An impressive through room with windows to front and rear. Featuring original inglenook fireplace, beamed ceiling and herringbone parquet flooring.

GARDEN ROOM

A bright and spacious room with windows to rear and both sides. Tiled flooring with underfloor heating. Open to:

BAR ROOM

With fitted panelled bar; herringbone parquet flooring, beamed ceiling.

DINING ROOM

Window to rear; original part panelled walls and beamed ceiling. Herringbone parquet flooring.

SNOOKER ROOM

Sliding door to rear; part panelled walls. Two Thirds size snooker table to remain. Door to:

STORE ROOM

Window to front; built-in shower cubicle; sauna.

KITCHEN/BREAKFAST ROOM

Windows to front and side; fitted range of wooden units with polished stone worktops and breakfast bar. Tiled flooring with underfloor heating. Door to second staircase; door to side lobby providing access to side plus to Tradesman's WC and boiler cupboard.

FIRST FLOOR LANDING

Window to front; two built-in storage/linen cupboards; loft access (loft boarded for storage and with light).

MASTER BEDROOM

Windows to rear and side; comprehensive range of fitted wardrobes.

MASTER/EN-SUITE BATHROOM

Featuring a modern and stylishly appointed 5 piece suite. Door leading to dressing room with fitted wardrobes.

BEDROOM 2

Double glazed window to rear; door to en suite bathroom featuring a three piece suite.

BEDROOM 3

Two windows to rear; comprehensive range of fitted wardrobes.

BEDROOM 4

Window to rear; fitted wardrobes

BEDROOM 5

Window to front; fitted wardrobes.

FAMILY BATHROOM

Featuring a 5 piece suite.

UPSTAIRS WC

Window to front; WC and fitted wash basin.

OUTSIDE

The property is set within delightful and extensive grounds of some 0.36 acre. The rear garden offering a sunny southerly aspect.

PARKING & GARAGE

Large attached garage with access door to rear, up and over door to front. The expansive frontage is screened from the road and provides off street parking for multiple vehicles. There is an electric car charging point.

COUNCIL TAX

London Borough of Bromley - Band H

LOCATION

What3words: video.cross.types

AGENTS NOTE

The property further benefits from 16 solar panels, installed by the current owners approximately 10 years ago. As well as helping to reduce ongoing energy costs, the system also generates an income through electricity exported back to the National Grid, currently returning approximately £500 per annum.

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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.