

74b Mays Hill Road

Shortlands, Shortlands, BR2 0HT

£695,000 Freehold EPC: Band E

Maguire Baylis







This charming semi-detached cottage is set on a secluded, wooded plot and approached via a long gravel driveway – an increasingly rare opportunity for buyers seeking character, privacy and potential.

Tucked away on a highly sought-after, tree-lined residential road, the property is ideally located within just a short walk of Shortlands station and local village shops. Bromley town centre, with its excellent shopping, dining and leisure facilities along with The Glades retail centre, is also easily accessible via a pleasant stroll through Queensmead Park and Martins Hill.

Requiring complete modernisation, the house offers three bedrooms (the third being a small single) and a shower room to the first floor. The ground floor includes an entrance hall with feature wrought-iron spiral staircase, a fitted kitchen, dining room open-plan to a spacious living room with stone fireplace, plus a useful guest WC. While the property would now benefit from updating, it provides an exciting opportunity to create a bespoke home tailored to individual tastes.

The grounds are a particular highlight: a mature, wooded setting offering a real sense of seclusion and tranquillity. The sweeping gravel driveway provides parking for several cars and leads to a large single garage with light and power.

A unique home full of character and huge potential – available chain free.

- CHARMING SEMI DETACHED COTTAGE
- REQUIRING UPDATING ** MUCH POTENTIAL
- THREE BEDROOMS ** FITTED KITCHEN
- UPSTAIRS SHOWER ROOM
- SPACIOUS LOUNGE & SEPARATE DINING ROOM
- HALLWAY WITH SPIRAL STAIRCASE
- LARGE SECLUDED PLOT ** GARDENS TO FRONT & REAR
- LONG DRIVE LEADING TO LARGE GARAGE
- CLOSE BY TO WELL REGARDED LOCAL SCHOOLS
- GREAT LOCATION ** SHORT WALK TO STATION





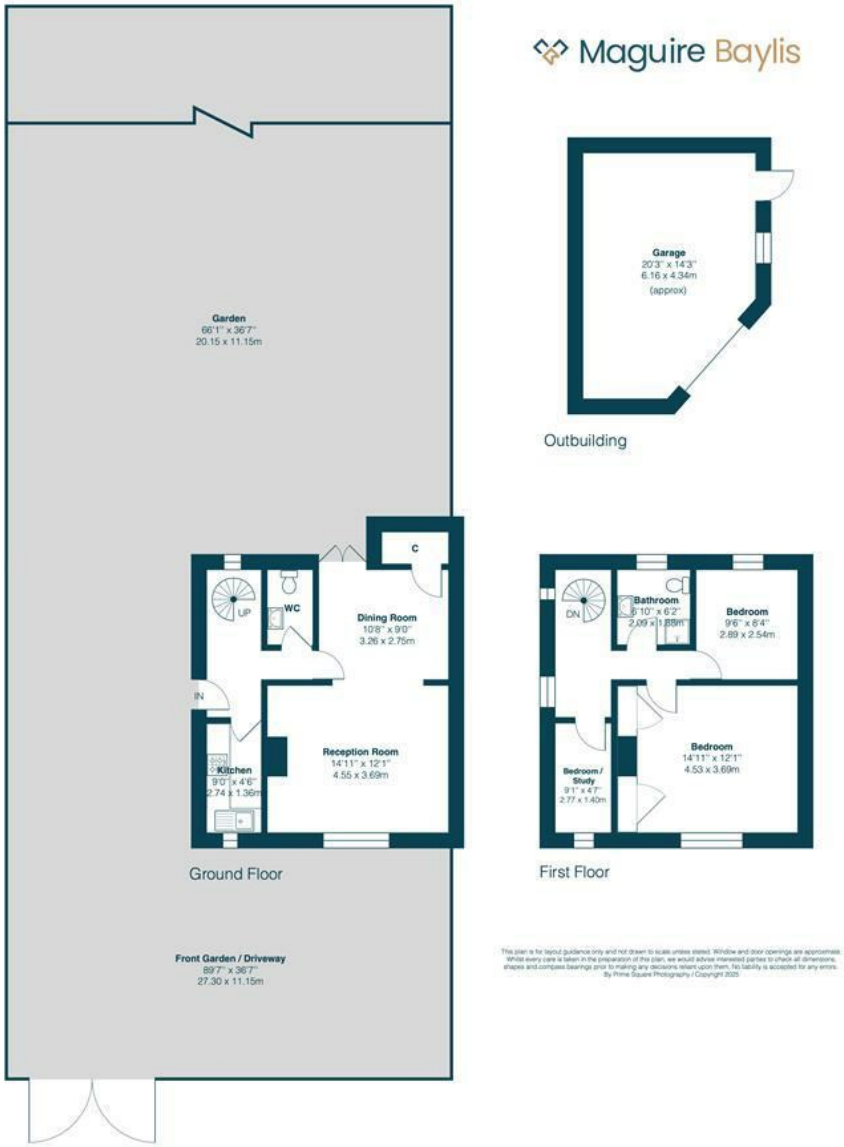


Mays Hill Road, BR2

Approximate Gross Internal Area = 882 sq ft / 81.9 sq m

Approximate Outbuilding = 258 sq ft / 24.1 sq m

Approximate Total Area = 1140 sq ft / 105.9 sq m



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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HALLWAY
Entrance door to side; wood flooring; wrought iron spiral staircase to first floor; sash window to rear; radiator.

LOUNGE
15' x 12'1 (4.57m x 3.68m)
Two large sash windows to front; feature stone fireplace; fitted shelving; radiator; opening to dining room.

DINING ROOM
10'8 x 9' (3.25m x 2.74m)
French doors to rear; wood flooring; radiator; built-in cupboard with space/plumbing for washing machine.

KITCHEN
9' x 4'5 (2.74m x 1.35m)
Window to front; range of fitted wall and base units with granite worktops to two walls; built-in gas hob with extractor hood over; electric oven; stainless steel sink; wood flooring.

DOWNSTAIRS WC
Fitted wash basin; WC; wood flooring; wall mounted gas boiler.

LANDING
Two windows to side; radiator; access to loft.

BEDROOM 1
13'7 x 12'1 (4.14m x 3.68m)
Two arched sash windows to front; period cast iron fireplace with tiled inset; two built-in wardrobes; varnished floor boards; radiator.

BEDROOM 2
9'6 x 8'4 (2.90m x 2.54m)
Window to rear; radiator.

BEDROOM 3
9'1 x 4'7 (2.77m x 1.40m)
Window to front; radiator.

SHOWER ROOM
Window to rear; fitted shower enclosure; pedestal wash basin; WC; part tiled walls; heated towel rail.

GARDENS
approx 80' (approx 24.38m)
The property is set back from the road, in the centre of the plot, providing secluded and useable gardens to both the front and rear. There are numerous mature trees and shrubs, affording much seclusion. A paved patio terrace also features at the rear of the property.

PARKING & GARAGE
Gates to the front provide access to a long gravelled driveway which leads to the property and a large single garage. the garage provides an up & over garage door plus light and power.

COUNCIL TAX
London Borough of Bromley - Band D

LOCATION
What3words: ///space.flip.vocal

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The Property Ombudsman

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.