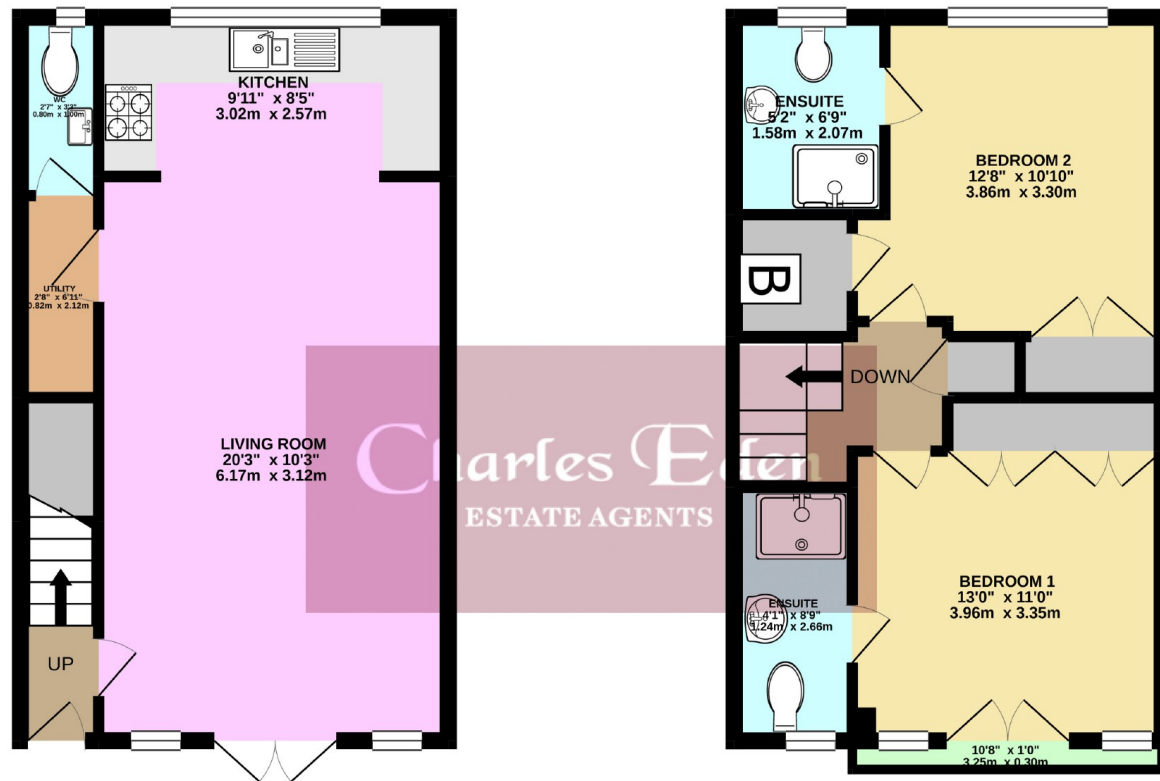


GROUND FLOOR

1ST FLOOR



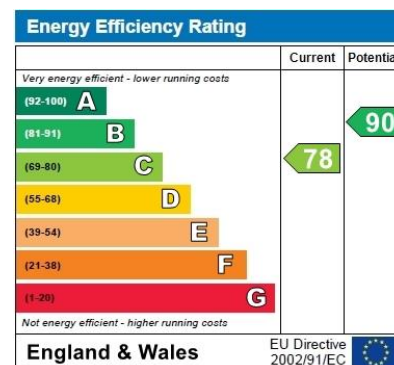
FLOOR AREA TAKEN FROM EPC

TOTAL FLOOR AREA : 850sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our office turn right into Manor Road then follow the road through three sets of traffic lights passing under the railway bridge and into Shortlands Village where Shortlands Gardens can be found on the second left. At the junction turn right and the house is within the gated development at the end of the road.



Charles Eden
ESTATE AGENTS



Shortlands Gardens, Shortlands, Bromley BR2 0EA

£525,000 Freehold

Ideal for First Time Buyers or possibly downsizers this modern 2 bedroom with 2 en suites end terraced home is situated in a gated development at the end of a cul de sac around 150 yards from the shops in Shortlands Village and Shortlands Railway Station is within a quarter mile.

FULL WALKTHROUGH VIDEO VIEW AVAILABLE - PLEASE RING TO REQUEST THE LINK



020 8663 1964
charleseden.co.uk



Set within a gated development this modern end of terrace home has a bright and airy feel with accommodation briefly comprising:- Entrance Hall, 20ft reception, fitted kitchen, utility and cloakroom to the ground floor whilst to the first floor are two double bedroom each with en suite. There are double doors from the reception to a small patio area at the front and a Juliet balcony in the main bedroom. Other benefits include an allocated parking space, double glazing and underfloor heating.

A really convenient location at the end of a cul de sac around 150 yards from the shops in Shortlands Village. Shortlands Railway Station is within a quarter mile and the extensive facilities of Bromley Town Centre are just over half a mile.

- TWO BEDROOMS
- TWO EN SUITE + GUEST WC
- END TERRACE HOME
- CLOSE TO SHOPS & STATION
- UNDERFLOOR HEATING
- ALLOCATED PARKING
- COUNCIL TAX BAND
- EPC RATING

ENTRANCE HALL

Double glazed entrance door, entryphone, fitted carpet. Carpeted stairs to first floor and door to:-

RECEPTION ROOM 20'3 x 10'3 (6.17m x 3.12m)

A bright and airy room which opens to the kitchen, understairs cupboard, fitted carpet. Double glazed double doors open to a small patio area at the front

KITCHEN 9'11 x 8'5 (3.02m x 2.57m)

Open to the reception the kitchen has a double glazed opaque window to the rear, range of fitted wall and base units, integrated electric double oven/microwave, 4 ring induction hob with cooker hood above. Under unit lighting, work surfacing with inset stainless steel bowl and moulded drainer with mixer

tap. Tiled floor.

UTILITY ROOM

Door from Reception Room. This has space and plumbing for washing machine, space for tumble dryer, storage cupboard, recessed spotlights to ceiling, tiled floor. Door to:-

CLOAKROOM/GUEST WC

Double glazed opaque window to rear. Low level WC, wash hand basin within vanity unit, recessed spotlights to ceiling, tiled flooring.

FIRST FLOOR LANDING

Storage cupboard with further high level storage, fitted carpet

BEDROOM ONE 13 x 11 (42'8" x 36'1")

Double glazed double doors open to a Juliet balcony at the front. A high vaulted ceiling (with recessed spotlights) gives a real feeling of space to this room. Two built in double wardrobes, high level storage cupboard, fitted carpet. Door to:-

EN SUITE SHOWER

Double glazed opaque window to the front. Shower cubicle with easy clean glass door, pedestal wash basin, low level WC, heated chrome towel rail, tiling to walls, tiled floor. Wall mounted electric

fan heater

BEDROOM TWO 12'8 x 10'10 (3.86m x 3.30m)

Double glazed opaque window to rear. Again with a vaulted ceiling with recessed spotlights, built in double wardrobe, high level storage, airing cupboard housing wall mounted Vaillant boiler, fitted carpet, Door to:-

EN SUITE SHOWER

Double glazed opaque window to rear. Shower cubicle with easy clean glass door, pedestal wash basin, low level WC, part tiled wall, tiled floor.

OUTSIDE

Whilst the property does not have a garden it does benefit from the double doors in the reception room which open to a small patio and the double doors in the main bedroom which open to the Juliet balcony

ALLOCATED PARKING

We understand that the property benefits from an allocated parking space within the gated area being in front of the house just beyond the patio

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