



 **3**
Bedrooms

 **1**
Bathroom



Superb Two Bedroom Town House for Sale

Features

Town House

Three bedrooms

One bathroom

One reception room

Kitchen-Diner

Off-road Parking

Secluded Garden

Open Plan Lounge

Full Double Glazing

Close to Shortlands station

Superb Two Bedroom Town House for Sale This superb end of terrace Town house is located in one of Shortlands most popular locations and is conveniently close to Shortlands Railway Station, which has excellent commuter services to London Victoria and London Blackfriars with good local bus routes just around the corner. The well maintained and spacious property briefly comprises of entrance hall, study, utility room, downstairs cloakroom, large living room, open plan kitchen/dining room; three bedrooms, bonus loft room, family bathroom, rear garden, small garage and off street parking for two vehicles. Features include wooden flooring, double-glazed windows, gas fuelled warm air heating and a secluded landscaped garden with patio. Bromley Town Centre has a good selection of shops, including The Glades Shopping Mall, restaurants, bars, two cinemas, a leisure centre and The Churchill Theatre, as well as plenty of parks and open spaces. Beckenham Town Centre is equally close by with a range of amenities, including excellent restaurants and Beckenham Junction Train station and Tram Terminal. Shortlands is known for good primary and secondary schools with outstanding educational standards, including Valley Primary School and Harris Primary Academy. These are important attractions to draw families to the area. We recommend viewing this impressive Town house at your earliest opportunity. Telephone us on 020 8464 1854, Email: sales@jollyeandwood.com or go straight to our website: jollyeandwood.com and book your appointment to view this delightful property. Council Tax: Band E (£2,251.57 p.a. 2023/2024) EPC Rating: E Tenure: Freehold

Entrance hall

A spacious entrance hall with opaque double glazed window to the front, laminate flooring, doors to study, Utility room and the downstairs cloakroom, plus the stairs leading to the upper floors.

Study 9' 2" x 8' 10" (2.79m x 2.69m)

Good size study or storage room, with electrical points and lighting.

Downstairs cloakroom 5' 4" x 3' 3" (1.63m x 0.99m)

Window to the rear with a Venetian blind. White W.C and basin and pale laminate flooring.

Utility Room 12' 2" x 5' 4" (3.71m x 1.63m)

White fitted units, with washing machine, tumble dryer, dishwasher, stainless steel sink and drying rack attached to the ceiling and a tiled floor. The window and back door, which leads into the garden, have attractive white security grills.

Living room 19' 6" x 12' 4" (5.94m x 3.76m)

A large living room with double glazed windows to the front and rear, wood flooring with matching wide hearth at the chimney breast, with open plan access to the kitchen. There is also another flight of stairs leading to the bedrooms

Kitchen/Diner 15' 6" x 8' 4" (4.72m x 2.54m)

Open-plan kitchen with white fitted units, stainless steel sink, extractor fan and tiled floor. A dining table with a bench and two chairs would comfortably seat four.

Master bedroom 12' 10" x 9' 8" (3.91m x 2.95m)

Window to front with Venetian blind. laminate flooring, one wallpapered feature wall and a fitted wardrobe.

Bedroom two 12' 6" x 8' 8" (3.81m x 2.64m)

Window to rear with Venetian blind. Laminate flooring and a fitted wardrobe.

Bedroom three 10' 1" x 6' 8" (3.07m x 2.03m)

Window to front with Venetian blind. laminiate flooring. With stairs leading to the Bonus Room.

Bonus Room 15' 1" x 12' 6" (4.60m x 3.81m)

Large room with two Velux windows to the rear. One wallpapered feature wall. Built-in storage under the eaves and to the top of the stairs and Laminate flooring.

Bathroom 9' 3" x 5' 9" (2.82m x 1.75m)

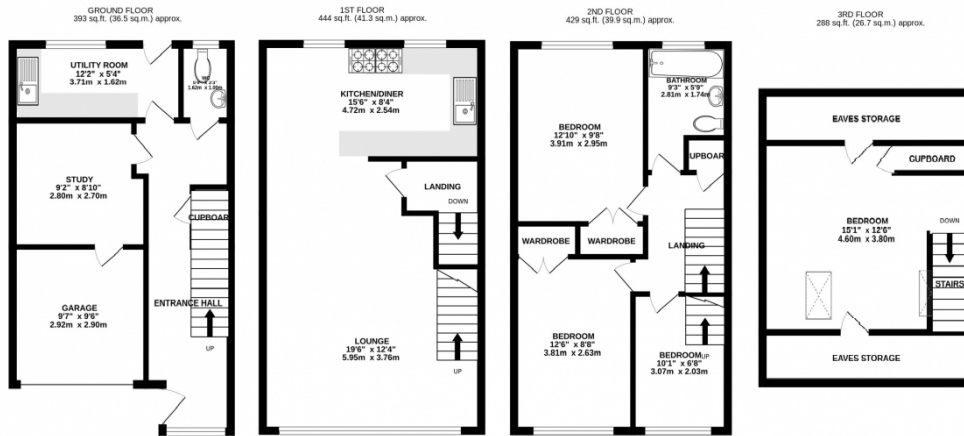
Window to rear with Venetian blind. A white bathroom suite, consisting of bath, with shower unit fitted to the wall, basin and WC. There is also a heated towel rail, smart ceramic tiled flooring and a large mirror and bathroom wall cabinet.

Garage 9' 7" x 9' 6" (2.92m x 2.90m)

Ideal for motor bikes, cycles, of prams, this garage was partitioned off to create the space for the study room behind it (see floor plan).

Rear Garden 26' 2" x 18' 3" (7.98m x 5.56m)

A delightful secluded low maintenance garden with timber fencing all round, patio, and artificial turf; the perfect place to relax in on those long hot British summer days!



TOTAL FLOOR AREA : 1554 sq.ft. (144.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Shortlands, Bromley BR2

