



## 4 Lilah Mews

Shortlands, Bromley, BR2 0BZ

**£650,000 Freehold EPC: C**

 **Maguire Baylis**





Guide Price: £650,000 - £675,000. A simply stunning three double bedroom mews style property which forms part of an exclusive gated development which was constructed 2004.

Tucked away in the heart of the village, Lilah mews is possibly Shortlands' best kept secret. Approached via a long gated driveway, the mews comprises just nine houses with private parking to the front and attractive shrub lined walkways leading to the properties.

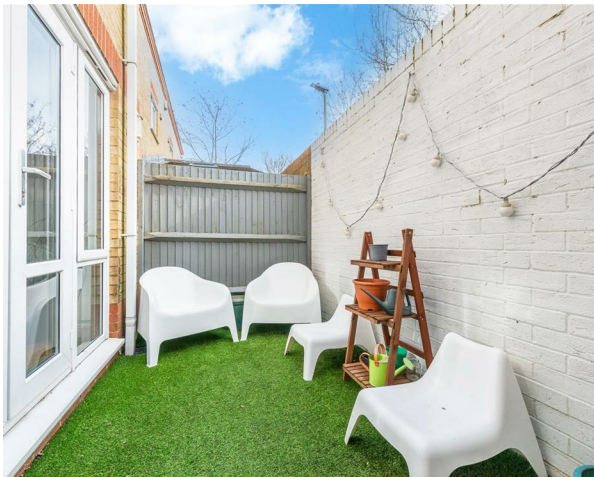
This stylish property provides spacious and well proportioned accommodation with features including a fully integrated kitchen & two well-appointed bath/shower rooms. The accommodation is set out over three floors and comprises a lovely 19' x 13' living room, separate dining room, downstairs WC. Upstairs, over the top two floors there are three good sized double bedrooms, there is a spacious bathroom on the first floor and a large shower room to the top floor.

Outside, there is a small courtyard style garden to the rear enjoying a sunny southerly aspect.

Local shops are within yards and the station is just a few minutes walk. Bromley town centres is just half a mile away and can be reached via a pleasant walk through the nearby park via Martins Hill. For families, the highly regarded schools of Valley and The Harris Academy Shortlands are very close by within the village.

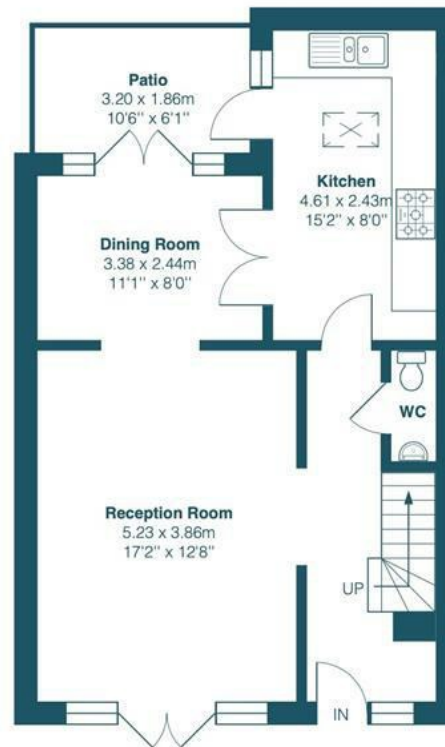


- STUNNING TOWN HOUSE
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS + DOWNSTAIRS WC
- EXCLUSIVE GATED MEWS SETTING
- CENTRAL VILLAGE LOCATION
- FITTED KITCHEN WITH VAULTED CEILING
- SECURE PRIVATE PARKING
- COURTYARD GARDEN
- CLOSE TO SHOPS/STATION/GREAT SCHOOLS
- EPC - BAND C

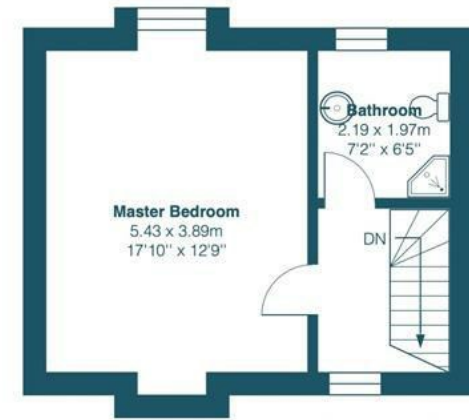


Total Area: 126.0 m<sup>2</sup>... 1356 ft<sup>2</sup>

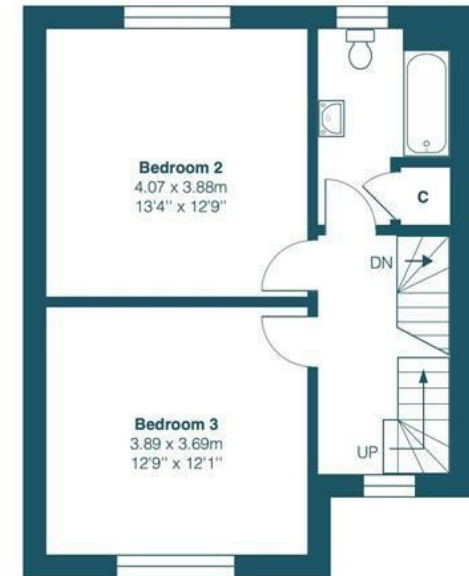
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Ground Floor



Second Floor



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.



### **ENTRANCE HALL**

Part glazed front door plus double glazed window to front; radiator with fitted cover; wood effect flooring; built-in understairs cupboard; intercom handset for front gates.

### **DOWNSTAIRS WC**

Suite comprising WC; fitted wash basin; half tiled walls; tiled flooring; radiator.

### **LOUNGE**

17'2 x 12'8 (5.23m x 3.86m)

Double glazed double doors plus windows to front; wood effect flooring; two radiators with fitted covers; double opening to dining room.

### **DINING ROOM**

11'1 x 8' (3.38m x 2.44m)

Double glazed double doors to rear; wood effect flooring; radiator with fitted cover; double doors to kitchen.

### **KITCHEN**

15'1 x 8' (4.60m x 2.44m)

Double glazed door to garden; Vaulted ceiling with large Velux skylight roof window; fitted with a comprehensive range of wood effect wall and base units with worktops to two walls; stainless steel sink unit; stainless steel gas hob with extractor hood over; electric oven; integrated washing machine and dishwasher; US style fridge/freezer to remain; tiled flooring; part tiled walls; vertical radiator.

### **FIRST FLOOR LANDING**

Double glazed window to front; intercom handset for front gates; stairs to top floor.

### **BEDROOM 3**

12'8 x 12'3 (3.86m x 3.73m)

Double glazed window to front; radiator.

### **BEDROOM 2**

13'3 x 12'8 (4.04m x 3.86m)

Double glazed window to rear; radiator.

### **BATHROOM**

Double glazed window to rear; Suite comprising bath with mixer tap and shower attachment and fitted glass shower screen; WC; pedestal wash basin; heated towel rail; fully tiled walls; tiled flooring; extractor fan; cupboard housing Megaflow hot water tank.

### **TOP FLOOR LANDING**

Double glazed window to front.

### **BEDROOM 1**

15'6 x 12'8 (max) (4.72m x 3.86m (max))

Sloping ceilings to front and rear with double glazed dormer window to front; radiator with fitted cover; wardrobes to one wall; intercom handset for front gates.

### **SHOWER ROOM**

Double glazed window to rear; modern suite comprising fitted corner shower cubicle; glass wash basin set on glass plinth; WC; fully tiled walls and flooring; heated towel rail; extractor fan.

### **COURTYARD GARDEN**

11'7 x 6'6 (3.53m x 1.98m)

South facing courtyard with outside lighting; artificial grass flooring.

### **PARKING**

Allocated parking space within the mews setting to the front.

### **COUNCIL TAX**

London Borough of Bromley - Band F

### **ADDITIONAL INFORMATION**

The residents of Lilah Mews each pay approx £150 pa towards the maintenance and upkeep of the private mews.



Maguire Baylis  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Tel: 020 8464 9952  
office@maguirebaylis.com  
www.maguirebaylis.com



**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.