



65 Recreation Road
Shortlands, Bromley, BR2 0DY
£525,000 Freehold EPC:

 **Maguire Baylis**



Guide Price: £525,000 - £550,000. Situated in the heart of Shortlands village within a highly sought after road and close proximity to local shops, Shortlands station, Queensmead Park and within 10 minutes walk of Bromley town centre, is this charming two double bedroom terraced Victorian home.

The property comprises: entrance hallway leading to a large open plan lounge/diner featuring a log-burning stove; fitted kitchen with a good range of units; ground floor bathroom suite with bath and separate shower cubicle. Upstairs, there are two good size double bedrooms.

The property is tastefully decorated throughout and, outside, features an attractive rear garden extending to approximately 40ft, backing playing fields and with additional side patio space. A useful feature is also the insulated home office at the rear, providing additional flexibility to the overall living space.

Recreation Road is a highly convenient setting just a few minutes' walk from Shortlands station (with direct links to London Victoria and City Thameslink). The popular Queensmead Park is just 'yards' away being at the end of the road, with Bromley town centre a 10-minute walk through the park. The highly regarded Valley Primary School, as well as the Harris Primary Academy Shortlands (rated 'Outstanding' by OFSTED), are also very close by in the village.

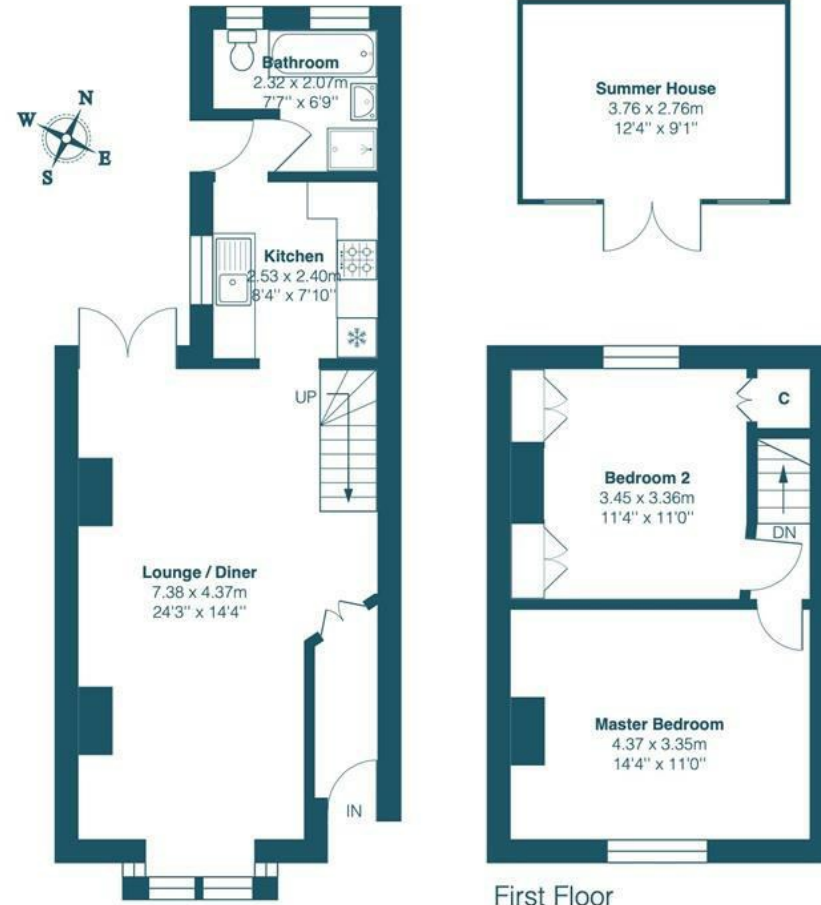


- VICTORIAN TERRACED HOME
- TWO DOUBLE BEDROOMS
- FANTASTIC VILLAGE LOCATION
- CLOSE TO SHOPS & MAINLINE STATION
- IMPRESSIVE 24' THROUGH LOUNGE WITH LOG BURNER
- FITTED KITCHEN
- GROUND FLOOR BATHROOM WITH BATH & SHOWER CUBICLE
- ATTRACTIVE & SECLUDED REAR GARDEN
- INSULATED HOME OFFICE/GARDEN ROOM
- EPC - BAND E



Recreation Road BR2

Total Area: 72.2 m²... 777 ft²



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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.

COVERED PORCH

Tiled front step.

HALLWAY

Wood laminated flooring, stained glass feature window over front door; radiator; wood effect flooring; ,double doors leading to:

THROUGH LOUNGE

22'6 x 14'3 (narrowing to 10'10 to front) (6.86m x 4.34m (narrowing to 3.30m to front))

Double glazed bay window to front with fitted plantation shutters and window seat; multi paned French doors leading to rear; recess fireplace with wood burning stove and slate hearth; wood effect flooring; three radiators; fitted bookshelves within recesses; stairs to first floor.

KITCHEN

8'3 x 7'10 (2.51m x 2.39m)

Double glazed window to side; fitted with a range of wall and base units to three walls; inset sink unit; built-in gas hob with extractor hood over; built-in electric oven; fridge/freezer, washing machine and slimline dishwasher to remain. Wood effect flooring; radiator; part tiled walls; open doorway to:

REAR LOBBY

Part glazed door to side, wood effect flooring, door to bathroom.

BATHROOM

Two windows to rear; suite comprising panelled bath with mixer tap/shower attachment; built-in corner shower cubicle; WC; fitted wash basin with vanity unit under; fully tiled walls; tiled flooring; extractor fan.

LANDING

Access to loft space (loft with loft ladder and partly boarded).

BEDROOM 1

14'4 x 11' (4.37m x 3.35m)

Double glazed window to front with fitted plantation shutters; radiator.

BEDROOM 2

11'1 x 10'4 (3.38m x 3.15m)

Double glazed window to rear; fitted wardrobes within recesses; built-in storage cupboard housing gas combi boiler; radiator.

GARDEN

approx 45' max (approx 13.72m max)

An attractive rear garden laid to lawn with paved patio area and backing onto Valley School playing fields; outside tap; timber shed; outside light.

GARDEN ROOM/HOME OFFICE

12' x 9' (3.66m x 2.74m)

Insulated timber built home office, double glazed windows to front and part glazed double doors to front, light and power plus broadband connection.

COUNCIL TAX

London Borough of Bromley - Band D.



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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.