

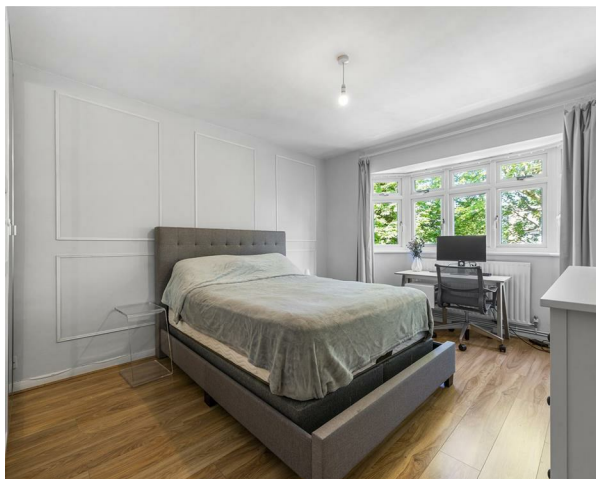


2 Michael House Shortlands Road

Shortlands, Shortlands, BR2 0JH

**£1,900 Per Month**    **EPC: D**

 **Maguire Baylis**



Maguire Baylis are pleased to offer to let this impressive first floor maisonette set within delightful grounds and offering spacious two bedroom accommodation.

The property, which is offered unfurnished, offers much convenience being just a short stroll from Shortlands Village shops and main-line station with direct links to London Victoria and Blackfriars (City Thameslink). The larger town centres of both Bromley and Beckenham with shops, bars, restaurants, cinemas, theatre and leisure centres are also both within easy reach.

The maisonette, which is presented to a high standard throughout, is accessed via a private front door leading to a useful ground floor lobby/hall. Stairs lead up to the main hallway which features useful storage space. The spacious accommodation comprises a large 20' living room with feature fireplace, two double bedrooms, a modern and well appointed bathroom featuring a bath with built-in shower over, plus fitted kitchen.

The property also provides a useful rear doorway, leading directly to the communal gardens, where the current residents have a table a chairs.

For recreation, there are some lovely green spaces nearby including Queensmead in Shortlands, plus Beckenham Place Park which offers country walks and, for the more adventurous, the popular outdoor swimming lake. Shortlands public Golf Course is also located very close by in the village.

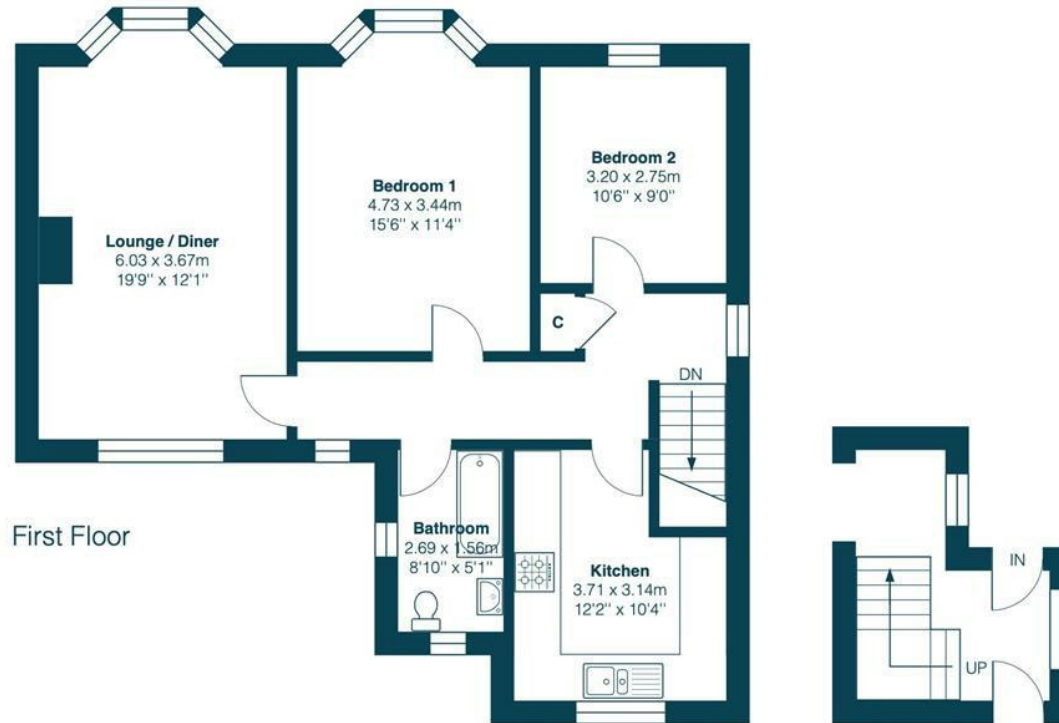
- SUPERB UPPER FLOOR MAISONETTE
- SPACIOUS ACCOMMODATION THROUGHOUT
- TWO DOUBLE BEDROOMS
- IMPRESSIVE 20' THROUGH LIVING ROOM
- FITTED KITCHEN
- STYLISHLY APPOINTED BATHROOM
- SET WITHIN BEAUTIFUL COMMUNAL GROUNDS
- SHORT WALK TO SHORTLANDS STATION/SHOPS
- UNFURNISHED \*\* AVAILABLE MID AUGUST ONWARDS
- NO PETS PERMITTED \*\* EPC - BAND D



Michael House BR2



Total Area: 82.5 m<sup>2</sup>... 889 ft<sup>2</sup>



First Floor

Ground Floor

 Maguire Baylis

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 LOBBY**

Ground floor entrance lobby with double glazed doors to front and rear plus double glazed sash window to side; storage/coats cupboard to remain; wood flooring; stairs to first floor.

### **HALLWAY**

A spacious hall with double glazed window to rear; wood flooring; radiator; dado rails; built-in storage cupboard.

### **LOUNGE**

20'1 x 12' (6.12m x 3.66m)

Double glazed bay window to front and double glazed window to rear; original brick feature fireplace and hearth; wood flooring; two radiators.

### **KITCHEN**

10'3 x 9'3 (max overall) (3.12m x 2.82m (max overall))

Double glazed window to rear; range of fitted wood trimmed wall and base units with worktops to three walls; inset sink unit; stainless steel gas hob with extractor hood over; electric oven; washing machine; fridge/freezer; wall mounted Vaillant gas combi boiler; tiled flooring.

### **BEDROOM 1**

15'10 x 11'3 (4.83m x 3.43m)

Double glazed bay window to front; wardrobes to remain; wood flooring.

### **BEDROOM 2**

10'6 x 9' (3.20m x 2.74m)

Double glazed window to front; double wardrobe; wood flooring; radiator.

### **BATHROOM**

A modern and well appointed bathroom suite featuring double glazed window to side; panelled bath with built-in shower over and glass shower screen; fitted wash basin with storage under; WC; fully tiled walls and tiled flooring; heated towel rail.

### **COMMUNAL GROUNDS**

The property is set within established communal grounds surrounded with mature trees and shrubs providing a delightful secluded setting.

### **PARKING**

On street, unrestricted.

### **COUNCIL TAX**

London Borough of Bromley - Band D

### **AGENTS NOTE**

Strictly no pets permitted.



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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.