



10 Shortlands Gardens
Shortlands, Shortlands, BR2 0EA
£400,000 Leasehold EPC: C

 **Maguire Baylis**



Guide Price: £400,000 - £420,000. A beautifully presented two bedroom first floor maisonette, featuring direct access to an attractive private rear garden, located within a quiet residential cul-de-sac in the heart of Shortlands village.

This delightful property, which has been updated by the current owners, provides well appointed two bedroom accommodation comprising: a spacious living room with fitted storage units; lovely kitchen/diner featuring a range of stylishly appointed units and plenty of space for a dining table. the bathroom provides a large corner bath with shower over.

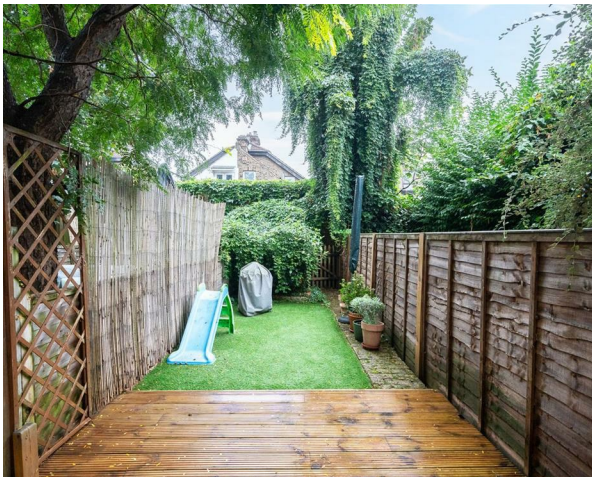
The master bedroom provides a large bay window with fitted shutters and useful window seat/storage unit; the second bedroom is of a single size featuring and built-in double wardrobe.

Outside, the private rear garden, which is accessed via stairs from the kitchen, offers a sunny south-easterly aspect and a leafy outlook affording much seclusion. Worth also noting that there are no annual service charges and no ground rent charges on the property.

Shortlands Gardens is just 'yards' from local shops and Shortlands main-line station which provides direct train services to London Victoria plus Thameslink services to Farringdon. Bromley town centre is just a 10 minute walk and provides a vast array of amenities including The Glades retail centre. There are also several fantastic outdoor spaces nearby including the local Queensmead Park, plus Beckenham Place Park offering woodland walks and a highly popular outdoor swimming lake. For families, the property falls within the catchment for the ever popular Valley Primary School.

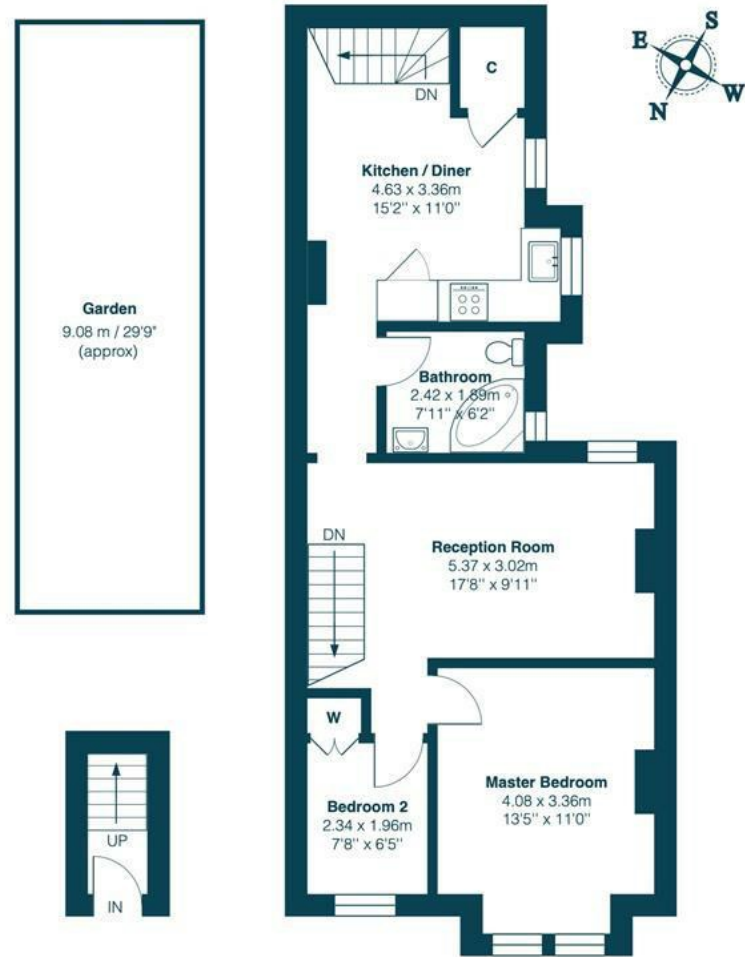
- UPPER FLOOR PERIOD MAISONETTE
- TWO BEDROOMS
- DIRECT ACCESS TO PRIVATE REAR GARDEN
- LIVING ROOM WITH USEFUL STORAGE
- STYLISHLY APPOINTED KITCHEN/DINER
- SPACIOUS BATHROOM
- USEFUL LOFT STORAGE SPACE
- GREAT LOCATION - QUIET NO THROUGH ROAD
- JUST YARDS FROM SHOPS & MAIN LINE STATION
- EPC - BAND C





Shortlands Gardens BR2

Total Internal Area: 63.0 m²..... 679 ft²



 Maguire Baylis

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 PORCH

Recessed front entrance porch shared with 10a.

GROUND FLOOR ENTRANCE LOBBY

Part glazed front door; radiator; stairs to first floor.

HALLWAY

Radiator; wood effect flooring.

LIVING ROOM

Double glazed window to rear; radiator; two fitted storage cupboards and shelving within recesses; access to loft space (loft with loft ladder and boarded for storage).

KITCHEN

Two double glazed windows to side; fitted with a modern and well appointed range of white gloss wall and base units with wood effect worktops; inset sink unit; range of integrated appliances comprising electric oven & hob, extractor hood, fridge/freezer, dishwasher, built-in microwave. Storage cupboard housing gas combi boiler plus space/plumbing for washing machine. Radiator; part tiled walls; wood effect flooring; stairs down to part glazed door to rear with direct access to garden.

BEDROOM 1

Two double glazed windows to front with fitted plantation shutters and built-in window seat within bay providing additional storage; radiator; solid wood strip flooring.

BEDROOM 2

Double glazed window to front with fitted window blind; radiator; built-in double wardrobe.

BATHROOM

Double glazed window to side; suite comprising corner bath with mixer tap and shower attachment over; pedestal wash basin; WC; part tiled walls; tiled flooring; radiator.

GARDEN

An attractive rear garden providing a south-easterly aspect and surrounded with mature trees affording a high degree of seclusion and a pleasant leafy outlook. There is a good size decked patio leading to central area of artificial lawn; useful built-in outside storage cupboard with light.

PARKING

Parking on street. Residents parking permits required between the hours of 12 - 2pm, Monday to Saturday. These are available at a cost of £80 per vehicle/per year.

LEASE & MAINTENANCE

LEASE - 164 years remaining

MAINTENANCE CHARGES - Shared as & when

GROUND RENT - Nil

COUNCIL TAX

London Borough of Bromley - Band C



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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.