



3 Laurel House Bromley Road
Shortlands, Bromley, BR2 0AH
£350,000 Leasehold EPC: C

 **Maguire Baylis**



Guide Price: £350,000 – £375,000. Maguire Baylis are delighted to present to the market to this impressive three bedroom upper ground floor flat forming part of a popular and highly convenient development just a few minutes walk from Shortlands local shops and station (serving Victoria and Blackfriars) and also within easy reach of both Beckenham and Bromley town centres.

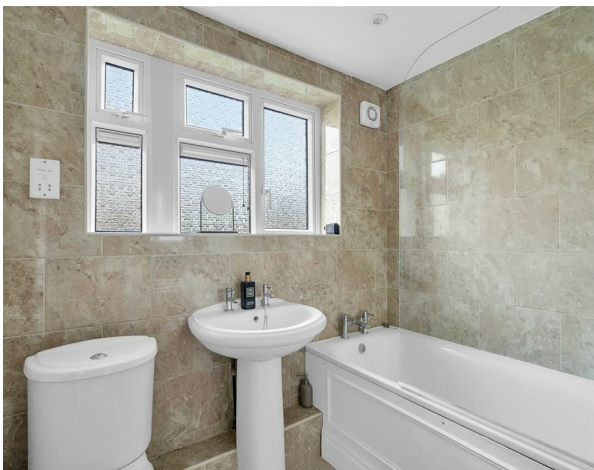
The property provides bright and spacious accommodation which comprises: a fitted kitchen with a comprehensive range of fitted units and built-in oven and hob; a superb living room with large bay window and feature fireplace; the bathroom provides a modern white suite with built in shower over the bath. Two of the bedrooms are double sized, whilst the third is useful single room, currently used as an office.

Further features include the solid wood flooring throughout the hallway, lounge and kitchen, plus there is ample storage space comprising three built-in cupboards and useful private store located to the lower ground floor.

In addition to the main line station – with direct links to London Victorian & City Thameslink/Blackfriars – Shortlands provides a good range of local shops. For more comprehensive shopping facilities – including The Glades retail centre – Bromley can be easily reached on foot via a pleasant walk through Queensmead Park. Beckenham High Street is also easily accessible and provides a lovely range of independent shops and restaurants.

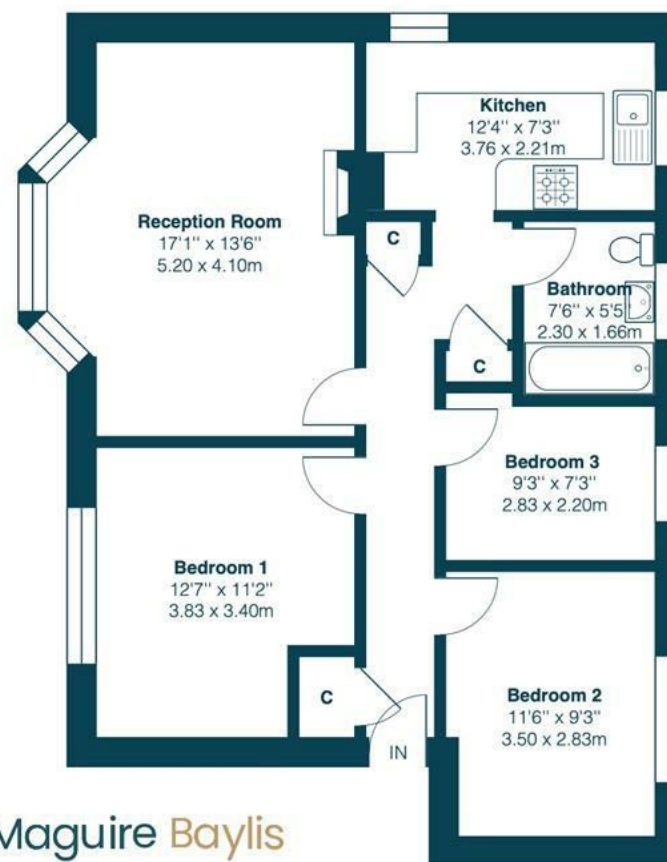
For those seeking outdoor recreation, there are also some great facilities nearby including Beckenham Place Park which offers country walks almost on the doorstep and, for the more adventurous, an outdoor swimming lake.

- SPACIOUS UPPER GROUND FLOOR FLAT
- THREE GOOD SIZE BEDROOMS
- LARGE BAY FRONTED LOUNGE WITH FIREPLACE
- MODERN FITTED KITCHEN
- WELL APPOINTED BATHROOM – SHOWER OVER THE BATH
- GREAT LOCATION – CLOSE TO STATION/SHOPS
- ATTRACTIVE COMMUNAL GROUNDS
- PLENTY OF USEFUL STORAGE



Laurel House, BR2

Approximate Gross Internal Area = 785 sq ft / 73 sq m



 Maguire Baylis

Upper Ground 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.
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COMMUNAL HALL

ENTRANCE HALLWAY

Wood flooring; three useful built-in storage/coats cupboards; radiator.

LOUNGE

17' x 12'7 (into bay) (5.18m x 3.84m (into bay))

Double glazed bay window to front; radiator; feature period style fireplace with gas fire; wood flooring.

KITCHEN

12'4 x 7'2 (3.76m x 2.18m)

Double glazed windows to side and rear; fitted with a range of modern wall and base units with solid wood worktops to three walls; inset enamelled sink unit; built-in gas hob with extractor hood over; electric oven; spaces for washing machine and fridge/freezer; wood flooring; part tiled walls. Wall mounted gas combi boiler.

BEDROOM 1

12'6 x 11'1 (3.81m x 3.38m)

Double glazed window to front; radiator.

BEDROOM 2

11'5 x 9'2 (3.48m x 2.79m)

Double glazed window to rear; radiator.

BEDROOM 3

9'1 x 6'7 (widening to 7'2) (2.77m x 2.01m (widening to 2.18m))

Double glazed window to rear; radiator; fitted desk top to one wall.

BATHROOM

Double glazed window to rear; modern and well appointed suite comprising panelled bath with built-in shower over and fitted glass shower screen; pedestal wash basin; WC; fully tiled walls and flooring; heated towel rail.

COMMUNAL GARDENS

LEASE & MAINTENANCE

LEASE - approx 85 years remaining

SERVICE CHARGE - Currently £1560 pa

GROUND RENT - £10 pa

PARKING

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///ticket.defend.fairly



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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.