



6 Hildenlea Place

Shortlands, Shortlands, BR2 0YH

£475,000 Freehold EPC: C

 **Maguire Baylis**



Attractive Two-Bedroom Detached Home in a Sought-After Residential Location

Guide Price: £475,000– £500,000. Nestled within a peaceful and secluded close, this well-presented two-bedroom detached home offers a fantastic opportunity for buyers seeking a comfortable and convenient lifestyle. Built in the 1980s, the property is set in a highly regarded residential road, just a short walk from Shortlands Station and local shops, with easy access to both Beckenham and Bromley.

The accommodation features a spacious 19' living room, a separate fitted kitchen, and a modern upstairs bathroom. Outside, the property benefits from private, low-maintenance gardens wrapping around three sides, providing a secluded outdoor space. A private driveway to the front adds to the convenience.

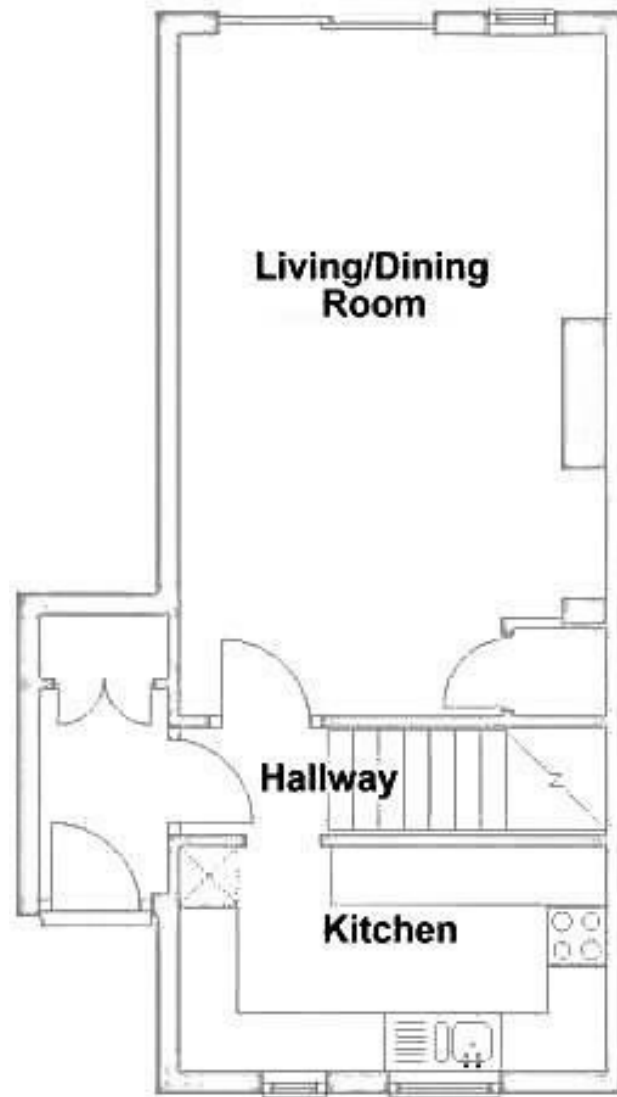
Ideal for professionals, small families, or downsizers, the home is well-positioned for excellent local schools and the open green spaces of Beckenham Place Park, perfect for outdoor activities. Offered to the market chain-free, this is a superb opportunity not to be missed.

- TWO BEDROOM DETACHED HOUSE
- DELIGHTFUL SECLUDED CLOSE
- FIRST CLASS RESIDENTIAL ROAD
- 19' LIVING ROOM ** SEPARATE FITTED KITCHEN
- MODERN BATHROOM UPSTAIRS
- SECLUDED, LOW MAINTENANCE GARDENS TO THREE SIDES
- PRIVATE DRIVEWAY TO FRONT
- SHORT WALK TO SHORTLANDS STATION & LOCAL SHOPS
- EASY REACH BOTH BECKENHAM & BROMLEY
- CHAIN FREE SALE

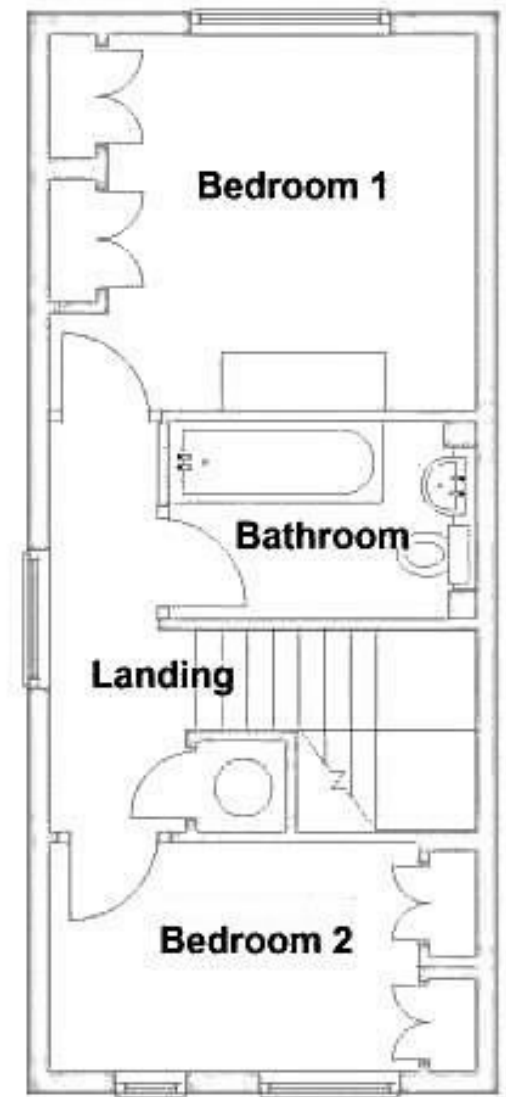




Ground Floor



First Floor



Total area: approx. 68.8 sq. metres (740.8 sq. feet)

Measurements are approximate. Not to scale.

ENTRANCE LOBBY

A useful enclosed lobby with part double glazed front door; wood effect flooring; built-in double storage cupboard; glazed door to:

HALLWAY

Wood effect flooring; stairs to first floor; radiator.

LOUNGE

19'3 x 12'1 (5.87m x 3.68m)

Double glazed sliding doors to rear garden; wood effect flooring; stone fireplace & hearth with gas fire; radiator; built-in understairs storage cupboard.

KITCHEN

12' x 6'3 (3.66m x 1.91m)

Two double glazed windows to front; fitted with a range of modern white wall and base units with worktops to four walls; spaces for appliances; fitted extractor hood; stainless steel sink.

FIRST FLOOR LANDING

Double glazed window to side; access to loft space; built-in airing cupboard housing hot water cylinder.

BEDROOM 1

12'1 x 10'8 (3.68m x 3.25m)

Double glazed window to rear; radiator; fitted wardrobes.

BEDROOM 2

10'2 (to wardrobes) x 6'5 (3.10m (to wardrobes) x 1.96m)

Two double glazed windows to front; radiator; built-in wardrobes to one wall; wood effect flooring.

BATHROOM

8'7 x 5'6 (2.62m x 1.68m)

Suite comprising bath with built-in shower over; fitted wash basin with vanity storage under; WC; part tiled walls and tiled flooring; heated towel rail.

GARDENS

Paved & gravelled low maintenance gardens to front side and rear, providing much seclusion and a choice of places to sit and enjoy the sun. Gate to front; outside lighting; feature Koi carp fishpond.

PARKING

Private driveway to front providing off street parking for one car.

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION

What3words: ///digit.exams.pans



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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.