



3 Beech Tree Court Shortlands Road

Shortlands, Bromley, BR2 0JE

£1,900 Per Month EPC:

 **Maguire Baylis**



Stunning Two Bedroom Upper Floor Maisonette – Moments from Shortlands Station

Situated just yards from Shortlands Station and a range of local amenities, this newly refurbished upper floor maisonette offers an exceptional standard of finish throughout and is available immediately on an unfurnished basis.

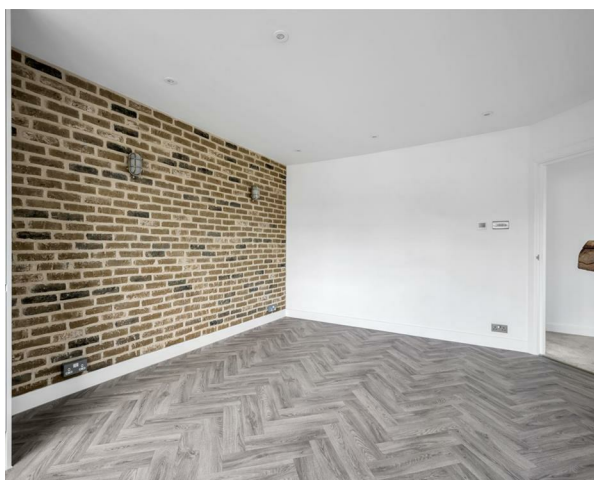
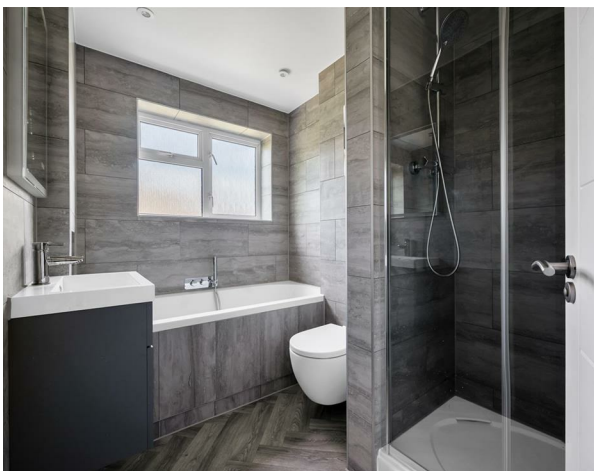
Occupying a superb position, the property has been thoughtfully updated to create a stylish and comfortable home, ideal for professional tenants. The spacious lounge features a striking exposed brick wall and a cleverly designed work-from-home station, blending character with practicality.

The beautifully appointed kitchen includes quality fittings and ample storage, while the luxurious bathroom offers both a separate shower and a full-size bath – finished to a high specification.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a full range of fitted wardrobes. The property also features an underfloor heating system throughout, ensuring comfort all year round.

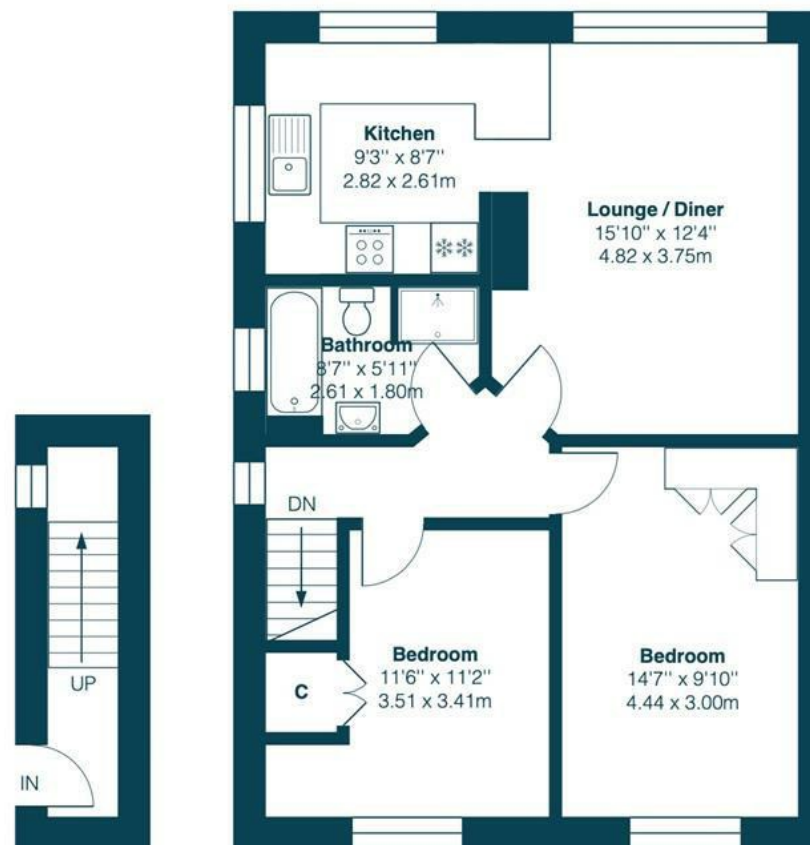
With Bromley and Beckenham town centres easily accessible and excellent transport links on the doorstep, this impressive maisonette combines convenience with contemporary living.

- STUNNING UPPER FLOOR MAISOINETTE
- NEWLY REFURBISHED THROUGHOUT TO AN EXCEPTIONAL STANDARD
- SPACIOUS LOUNGE WITH FEATURE BRICK WALL & WOK-FROM-HOME STATION
- BEAUTIFULLY APPOINTED KITCHEN
- TWO GOOD SIZE BEDROOMS – THE MASTER WITH FULL RANGE OF FITTED STORAGE
- LUXURIOUS BATHROOM WITH BATH & SEPARATE SHOWER
- UNDERFLOOR HEATING SYSTEM THROUGHOUT
- FANTASTIC POSITION – JUST 'YARDS' FROM SHORTLANDS STATION & LOCAL SHOPS
- EASY REACH BROMLEY & BECKENHAM TOWN CENTRES
- UNFURNISHED ** AVAILABLE IMMEDIATELY



Beech Tree Court, BR2

Approximate Gross Internal Area = 706 sq ft / 65.6 sq m



 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.
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FRONT ENTRANCE

Ground floor entrance lobby with glazed front door; stairs to first floor.

HALLWAY

Double glazed window to side.

LOUNGE

15'9 x 12'3 (4.80m x 3.73m)

An impressive room which is open plan to the kitchen area and featuring a large double glazed window to the rear allowing light to flood in; there is a feature exposed brick wall and vertical panelled wall with fitted desk and built-in storage – designed for working from home. herringbone style flooring with underfloor heating. Wall TV point and feature reclaimed wood mantle.

KITCHEN

10'10 x 9'4 (3.30m x 2.84m)

Large double glazed window to rear; fitted with a comprehensive range of stylishly appointed units and worktops to three walls; built-in electric oven and hob with extractor hood over; integrated dishwasher.

BEDROOM 1

14'6 x 9'10 (4.42m x 3.00m)

Double glazed window to front; fitted with a range of well appointed bedroom units comprising wardrobes, drawer units, bedside units and dressing table. Fitted carpets and under floor heating.

BEDROOM 2

11'7 x 8' (plus recess) (3.53m x 2.44m (plus recess))

Double glazed window to front; deep built-in storage/wardrobe; fitted carpet with underfloor heating.

BATHROOM

A brand new stylishly appointed bathroom featuring panelled bath with wall recessed taps over and shower hose; separate built-in over-sized shower cubicle with rain shower head plus shower hose attachment; WC; fitted wash basin with storage under; fully tiled walls; herringbone style flooring.

GARDEN

Small private section of garden approached via gate to side.

PARKING

On street. Unrestricted parking available further up Shortlands road and within surrounding nearby roads.

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///later.credit.pepper



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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.