



**Shortlands Road, Bromley, BR2 0JJ**

**Offers Over £1,250,000 Freehold**

'Chain Free' three bedroom detached house nestled behind wrought Iron gates and located on a popular residential road close to travel links, good local schools and shops. Approached by a private driveway offering parking for five to six cars the property currently has two receptions, downstairs cloakroom, modern fitted kitchen, three bedrooms, family bathroom and shower room. To the rear is a private tranquil South East facing garden with large L-Shaped patio and glass Summer house. There is ample space to side to extend over the garage or to extend two stories to the left hand side as well as possibilities to the rear, all subject to planning permissions.



## PORCH



Double glazed door with opaque lead light inserts leads into porch with wall light and quarry tiled floor.

## ENTRANCE HALL 10' x 7'9 (3.05m x 2.36m)

Hardwood front door with opaque lead light windows to side leads into entrance hall with radiator, parquet flooring and stairs up.

## CLOAKROOM 6'7 x 5'9 I-shaped (2.01m x 1.75m I-shaped)

Opaque double glazed lead light window to front, radiator and parquet flooring. Low level WC and wall mounted vanity wash hand basin with local tiling.

## LOUNGE 145'6 x 13'10 (44.35m x 4.22m)



Double glazed lead light window to front with electric sun awning, two double glazed lead light windows to side and double glazed French doors to rear with double glazed windows either side and electric sun awning. Coving, two radiators, wall lights and central ceiling fan. Limestone feature fireplace with coal effect fire. (untested)

## DINING ROOM 13'3 x 10' max (4.04m x 3.05m max)



Dual aspect with double glazed windows to side and rear with electric sun awning, coving, radiator and serving hatch to kitchen.

## FITTED KITCHEN 13'4 x 8'5 (4.06m x 2.57m)



Dual aspect with double glazed window to rear with electric sun awning, opaque double glazed window to side and personal door to side. Range of modern wall and base units in white with Corian work surfaces over, inset double butlers sinks with mono bloc mixer tap, integrated Bosch four ring gas hob with electric double oven below, tile effect Vinyl flooring, down lights and central ceiling fan.

## PASSAGEWAY

Passage with opaque double glazed door to side access, storage cupboard, boiler cupboard housing wall mounted Glow-Worm boiler and personal door to rear of garage.

## GARAGE 17'7 x 8' (5.36m x 2.44m)

Attached garage to one side with swing doors to front, double glazed window to side and personal door to rear. Power, light and butlers sink to one corner with taps over.



**LANDING 18'4 x 8'3 max**



Double glazed lead light window to front, coving and radiator.

**EAVES STORAGE ROOM 10' 9 x 4'2 with reduced head height ( 3.05m 2.74m x 1.27m with reduced head height)**



**BEDROOM ONE 15'10 x 11' (4.83m x 3.35m)**



Dual aspect with opaque double glazed lead light window to front with electric sun awning and double

glazed window to rear, coving and two radiators. Central ceiling fan and two built in double wardrobes.

**BEDROOM TWO 10'6 x10' (3.20m x3.05m)**



Dual aspect with double glazed windows to side and rear, radiator, chrome towel warmer and pedestal wash hand basin.

**BEDROOM THREE 10'9 x 7'9 (3.28m x 2.36m)**



Double glazed lead light window to front, radiator and built in wardrobe.



**FAMILY BATHROOM 8'6 x 6' (2.59m x 1.83m)**



Opaque double glazed window to side and double glazed window to rear, coving and radiator. Panel bath, pedestal wash hand basin and half tiled walls. Electric shaver point, airing cupboard and tile effect Vinyl flooring.

**SHOWER ROOM 7' x 5'3 (2.13m x 1.60m)**



Two opaque double glazed windows to side, fully tiled to two walls and half tiled to remainder. Shower cubicle with wall mounted controls, low level WC, corner wall mounted vanity wash hand basin with mono bloc mixer tap, white ladder towel warmer and ceramic tiled floor.

**REAR GARDEN 185' x 60' (56.39m x 18.29m)**



Large L-shaped patio with glass summer house, outside tap, power and lights. Large laid lawn area with mature tree and shrub beds and borders, two wood storage sheds to rear and side access gate.

**FRONTAGE 55' x 60' (16.76m x 18.29m)**



Wrought Iron gates to front provide access to driveway providing access to garage and secure off street parking for five or more cars. Wrought Iron gate provides personal access with pathway to drive and mature tree and shrub beds.

**TOTAL FLOOR AREA**

The internal floor area as per the Energy performance certificate is 123sqm (Approx. 1324sqft)

**COUNCIL TAX BAND 'G'**

# Floor Plan

GROUND FLOOR

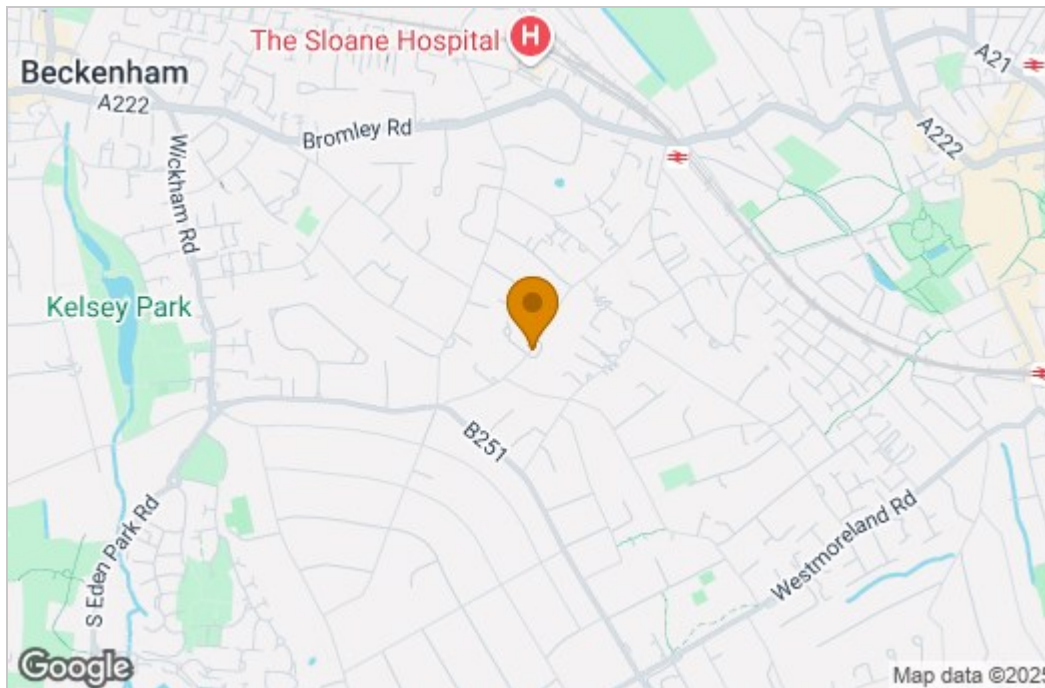


1ST FLOOR

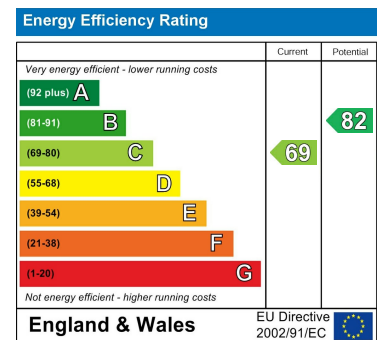


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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