



9 Meadow Road
Shortlands, Bromley, BR2 0DX
£2,350 Per Month EPC: E

 **Maguire Baylis**



This impressive semi detached family house provides three large double bedrooms. The property is located within a highly convenient and popular residential road in the heart of Shortlands village just a few minutes walk from the station and well regarded local schools.

The property provides spacious accommodation which comprises a good sized bay fronted lounge with feature fireplace, a separate dining room, a stunning and brand new re-fitted the kitchen extends to 20' in length and leads through to a useful utility room and ground floor WC.

Upstairs are the three bedrooms - all of which are a good, double size - plus the newly installed bathroom with luxuriously appointed suite which provides a bath with fitted shower over.

Outside, the rear garden is a particular feature of the property, extending to around 85' and providing an attractive south westerly aspect.

Meadow Road is ideally located to provide access to Bromley town centre (approx 10 minutes walk), local schools include Valley plus the Harris Academy Primary.

Available early May and offered unfurnished.

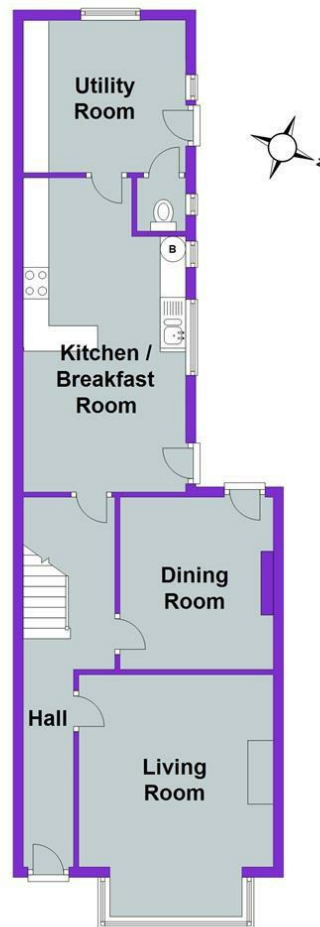
- SEMI DETACHED PERIOD FAMIL HOUSE
- THREE DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- STUNNING 20' KITCHEN
- MODERN UPSTAIRS FAMILY BATHROOM
- LARGE UTILITY ROOM
- TWO RECEPTION ROOMS
- 85' SUNNY GARDEN
- POPULAR VILLAGE LOCATION - CLOSE TO SHOPS & STATION
- AVAILABLE EARLY MAY ** UNFURNISHED





Ground Floor

Approx. 66.8 sq. metres (719.2 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.6 sq. feet)



Total area: approx. 122.4 sq. metres (1317.8 sq. feet)

COVERED PORCH

HALLWAY

Part glazed front door, radiator, wood laminate flooring, built-in understairs cupboard housing meters.

LOUNGE

15'8 (into bay) x 12'3 (4.78m (into bay) x 3.73m)

Double glazed bay window to front, radiator, wood laminate flooring, feature cast iron fireplace with tiled inset and hearth.

DINING ROOM

11' x 10' (3.35m x 3.05m)

Double glazed door to rear, radiator, wood laminate flooring, coved ceiling and picture rails.

KITCHEN

20'2 (max) x 10'2 (6.15m (max) x 3.10m)

Part double glazed door to side plus double glazed windows to side, newly fitted with a range of well appointed grey gloss wall and base units with worktops to two walls plus breakfast bar. Built-in gas hob with extractor hood over, built-in electric oven, integrated dishwasher and fridge/freezer, cupboard housing gas boiler.

UTILITY ROOM

9'10 x 9'10 (3.00m x 3.00m)

Double glazed window to rear plus double glazed door to side leading to garden, range of modern fitted wall and base units to one wall, inset sink unit, washing machine and tumble dryer, tiled flooring. Door to:

DOWNSTAIRS WC

Window to side, newly fitted white low level WC suite.

FIRST FLOOR LANDING

A large split level landing with access to loft space, built-in airing cupboard housing hot water tank.

BEDROOM 1

15'10 x 12'2 (4.83m x 3.71m)

Double glazed window to front, radiator.

BEDROOM 2

11' x 10' (3.35m x 3.05m)

Double glazed window to rear, radiator.

BEDROOM 3

13' (narrowing to 10'7) x 10'4 (3.96m (narrowing to 3.23m) x 3.15m)

Double glazed window to rear, radiator.

BATHROOM

Double glazed window to side, newly installed white suite comprising panelled bath with built-in Aqualisa shower over, WC, pedestal wash basin, part tiled walls, vinyl flooring, heated towel rail, extractor fan.

GARDEN

approx 85' (approx 25.91m)

A delightful rear garden providing an attractive south westerly aspect, mainly laid to lawn with paved patio areas to rear and side, side access via gate, outside tap, outside lighting.

PARKING

On street parking. Residents permits available at £40 pa/per vehicle.

COUNCIL TAX

London Borough of Bromley - Band E.



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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.