



19a Glassmill Lane

Shortlands, Bromley, BR2 0EJ

£750,000 Freehold EPC: Band D

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this spacious four bedroom semi-detached house, enjoying a wonderfully secluded position within a unique and highly attractive no-through lane, tucked away beside the historic old mill house and mill pond.

The setting is a particular feature, providing an almost semi-rural feel with mature greenery and Queensmead Park at the end of the lane, yet remarkably situated just a few minutes' walk from Bromley town centre.

Offering generous accommodation of approximately 1,320 sq ft, featuring air-conditioning to several of the rooms, the property comprises a large reception room with attractive parquet-style flooring, a modern fitted kitchen with dining area, ground floor cloakroom and a useful conservatory opening directly onto the rear garden. The ground floor also benefits from an integral garage, providing excellent additional storage and potential for alternative use, subject to any necessary consents.

Upstairs are four well-proportioned bedrooms, together with a family bathroom and an additional en-suite shower room.

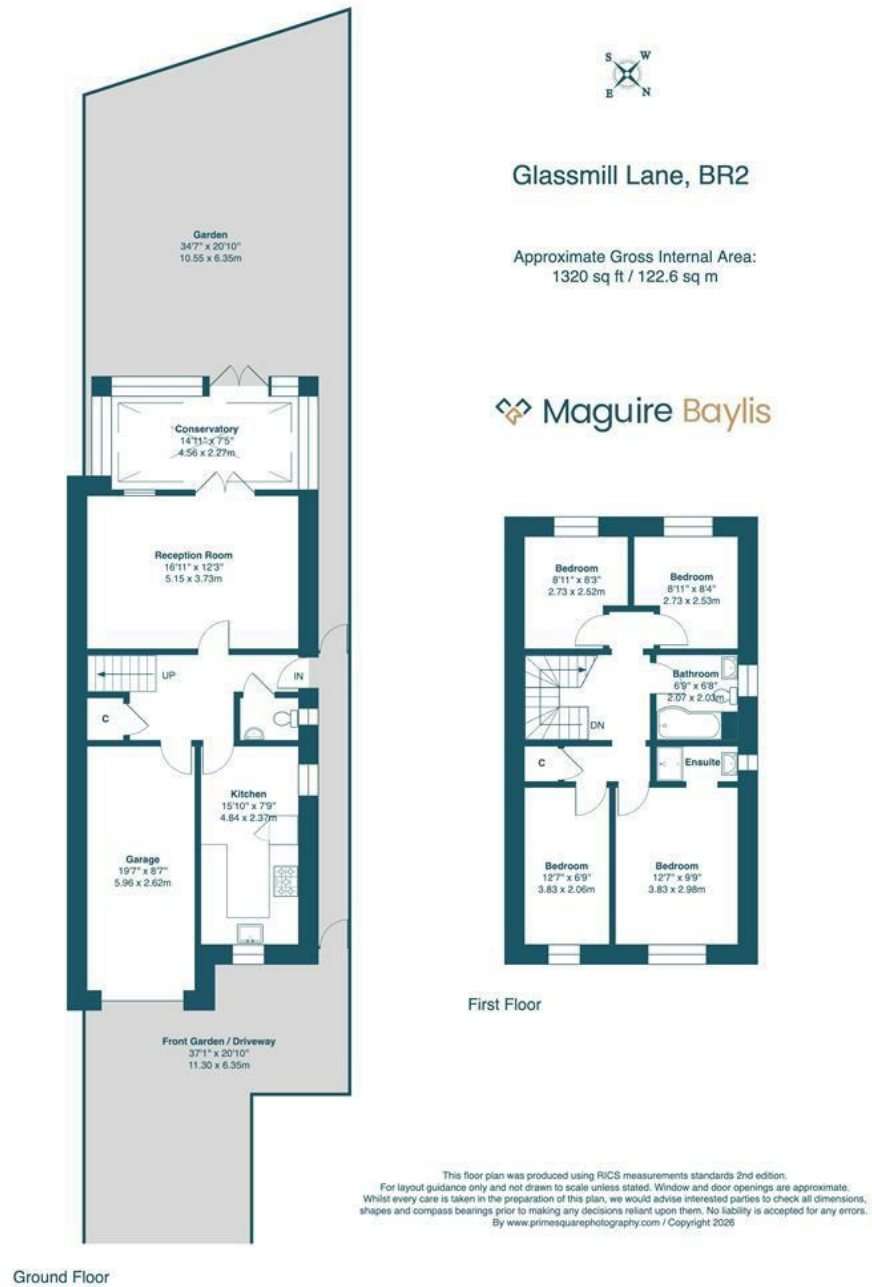
Outside, the property provides a private driveway/frontage and an attractive rear garden extending to approximately 35ft, enjoying a leafy backdrop and an abundance of established planting.

Despite its peaceful setting, the house is exceptionally convenient for local amenities and transport links, with Bromley South, Bromley North and Shortlands stations all within easy reach. Bromley town centre provides an extensive range of shops, restaurants and leisure facilities, whilst Queensmead Park is just moments away.

The area is also particularly well served by highly regarded schools, including Valley Primary, Harris Primary Academy Shortlands, St Mark's Primary and Highfield schools.

A rarely available combination of space, tranquillity and exceptional convenience, this distinctive family home warrants internal viewing to fully appreciate both the accommodation and its delightful setting.

- SPACIOUS FOUR BEDROOM SEMI-DETACHED HOUSE
- APPROX. 1,320 SQ FT OF ACCOMMODATION
- UNIQUE & SECLUDED NO-THROUGH LANE SETTING
- ADJACENT TO THE HISTORIC MILL HOUSE & MILL POND
- LARGE RECEPTION ROOM & MODERN FITTED KITCHEN
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- FAMILY BATHROOM, EN-SUITE & GROUND FLOOR WC
- INTEGRAL GARAGE & PRIVATE DRIVEWAY
- LEAFY REAR GARDEN – APPROX. 35FT
- WALK TO BROMLEY TOWN CENTRE, STATIONS & EXCELLENT SCHOOLS





HALLWAY

A welcoming entrance hallway; entrance door to side; stairs to first floor; useful understairs storage; tiled flooring. Door to integral garage.

DOWNSTAIRS WC

Double glazed window to side; fitted with a modern suite comprising wc and wash basin with storage unit under; fully tiled walls and flooring.

LIVING ROOM

A spacious room featuring double glazed French doors leading to conservatory, plus double glazed window to rear; fitted thermal blinds to doors and windows; ; Amtico herringbone flooring; air conditioning unit.

CONSERVATORY

Full width conservatory with windows to three sides and double doors to garden. Tiled flooring.

KITCHEN

A modern fitted kitchen providing a comprehensive range of white gloss units with black granite worktops to three walls. Range of integrated appliances comprising double oven; 5 ring gas hob, built-in eye-level microwave, integrated Bosch dishwasher. Fitted sink unit with Quooker boiling water tap; space for US style fridge/freezer. Tiled flooring.

INTEGRAL GARAGE

Electric roller shutter door to front; light and power; space/plumbing for washing machine/tumble dryer.

FIRST FLOOR LANDING

Useful built-in storage/linen cupboard. Access to loft space via retractable loft ladder (loft fully boarded for storage and featuring a double glazed window to side. Light and power).

BEDROOM 1

Double glazed window to front; air-conditioning unit; open archway to:

EN SUITE SHOWER

Double glazed window to side; suite featuring built-in shower enclosure with Aqualisa shower; fitted wash basin with storage under; fully tiled walls and flooring.

BEDROOM 2

Double glazed window to rear.

BEDROOM 3

Double glazed window to front.

BEDROOM 4/OFFICE

Double glazed window to rear; Cat 6 network cabling installed for IT connectivity; air-conditioning unit; built-in wardrobes to one wall with sliding doors.

FAMILY BATHROOM

Double glazed window to side; modern three piece suite featuring bath with built-in Aqualisa shower over and glass shower screen, fitted wash basin with vanity storage unit under; fully tiled walls and flooring.

GARDEN

An attractive, low maintenance rear garden providing a good level of seclusion and a sunny south-westerly aspect. Laid to lawn with paved pathways and patio. Side access via gate; outside water tap and power. Timber shed.

DRIVEWAY/FRONTAGE

Drive to front with ample space for two vehicles. Dustbin storage; outside water tap and power.

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION

What3words: ///data.sugar.tone

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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.