



9 Glassmill Lane
Shortlands, Bromley, BR2 0EJ
£1,750 Per Month EPC: C

 **Maguire Baylis**



Located within a highly popular road opposite Martins Hill Park, this delightful ground floor maisonette forms part of popular and attractive road and provides spacious two bedroom accommodation with private gardens to the front and rear.

The property is located in an incredibly convenient spot within a short stroll of the vibrant town centre of Bromley with shops, bars, restaurants, cinema, theatre and leisure centre and with Shortlands Village just across the park. Bromley South, Shortlands and Bromley North stations are within easy walking distance and buses run close by.

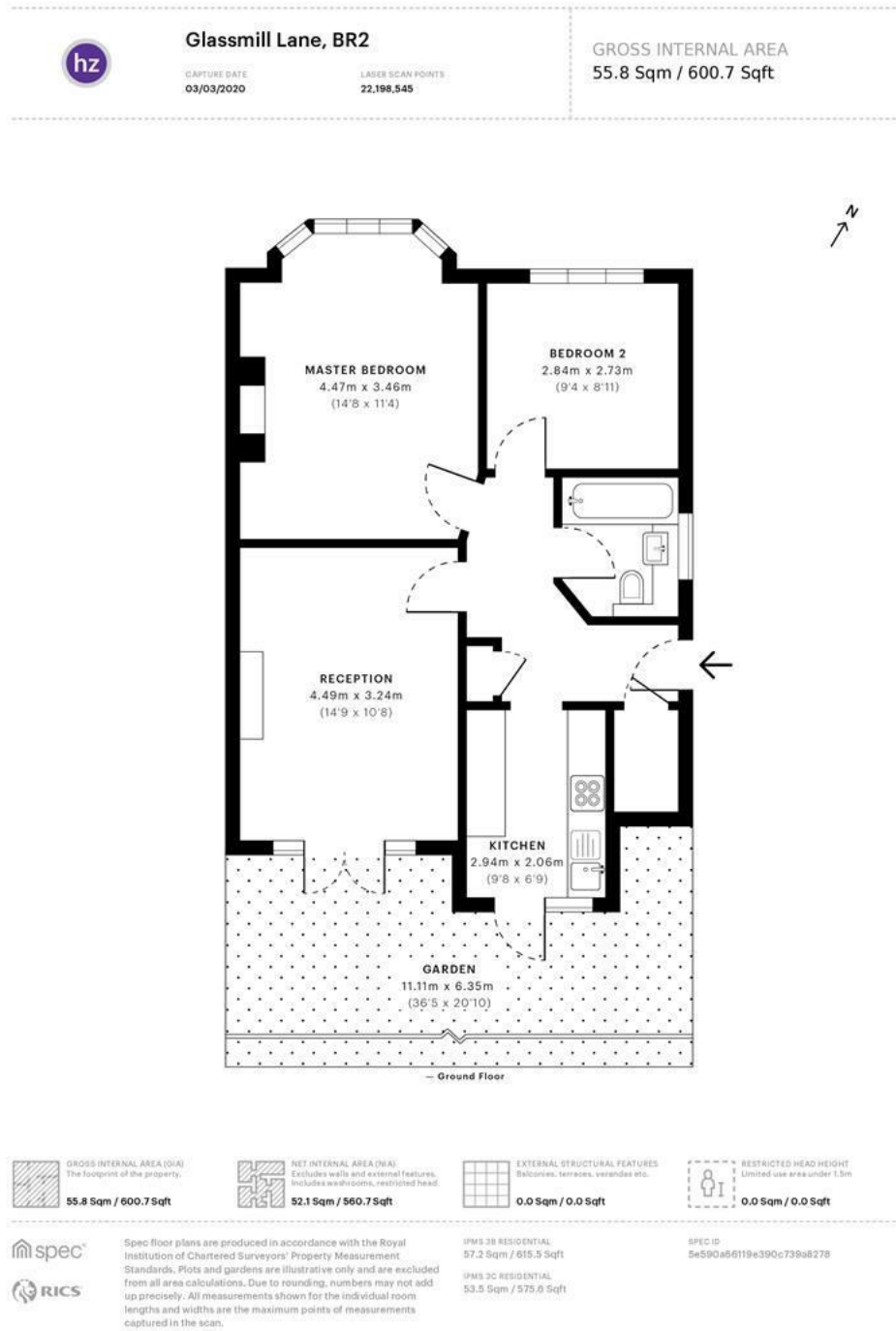
The maisonette, which is presented to a high standard throughout, provides gas central heating, double glazing and good accommodation including a lounge with glazed doors opening onto the patio and garden to the rear, well fitted kitchen with built-in oven and hob plus integrated dishwasher, two good sized bedrooms and a modern bathroom.

Outside are attractive private gardens to the front and rear, the latter offering a large decked sun terrace and a good size summer house to the rear.

Offered unfurnished and available early November.



- GROUND FLOOR MAISONETTE
- TWO GOOD SIZE BEDROOMS
- BRIGHT & SPACIOUS LOUNGE
- DIRECT ACCESS TO PRIVATE rear GARDEN
- HIGHLY CONVENIENT LOCATION – CLOSE TO TRANSPORT LINKS
- JUST MINUTES WALK TO TOWN CENTRE
- VIEWS ACROSS MARTINS HILL & QUEENSMEAD PARK
- MODERN KITCHEN & BATHROOM
- UNFURNISHED/AVAILABLE EARLY NOVEMBER



COVERED PORCH

Covered entrance porch to side.

ENTRANCE HALL

Part glazed original front door, radiator, large built-in storage/coats cupboard, further built-in shelved cupboard housing electric meter.

LOUNGE

14'9 x 10'6 (4.50m x 3.20m)

Double glazed French doors and windows to rear leading to private garden; radiator; wood effect flooring.

KITCHEN

9'6 x 6'9 (2.90m x 2.06m)

Double glazed door plus window to rear leading to garden; fitted with a good range of modern white gloss wall and base units with wood effect worktops to two walls, inset enamelled sink unit, built-in electric oven and hob with extractor hood over; washing machine and fridge/freezer; integrated dishwasher; tiled flooring.

BEDROOM 1

14' x 11'5 (4.27m x 3.48m)

Double glazed bay window to front, radiator, wood effect flooring.

BEDROOM 2

9'4 x 8'11 (2.84m x 2.72m)

Double glazed window to front, wood effect flooring, radiator.

BATHROOM

Double glazed window to side; fitted with a modern and well appointed suite comprising panelled bath with built-in shower over; fitted glass shower screen; built-in storage/vanity unit with inset wash basin and concealed cistern WC; fully tiled walls; heated chrome towel rail; tiled flooring; extractor fan.

REAR GARDEN

approx 36' (approx 10.97m)

An attractive rear garden providing a large full width decked terrace with integrated LED lighting; area of artificial lawn with shrub borders; rear patio area and summer house/storage shed; side and rear access via gates; outside tap and fitted outside butler sink unit; outside lighting.

The property also includes the front garden.

PARKING

On street. Residents parking permits required between the hours of 12 - 2pm Monday to Friday. These are available at a cost of £50 per year/per vehicle.

COUNCIL TAX

London Borough of Bromley - Band C.

LOCATION

What3words: ///native.steep.wants



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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.