25 The Glen

Shortlands, Bromley, BR2 OJB

£600,000 Freehold EPC: Band E

Maguire Baylis

Guide Price: £600,000 - £625,000. Maguire Baylis are delighted to present to the market this beautifully presented three bedroom end-terrace town house located in a desirable and highly convenient cul-de-sac in the heart of Shortlands village, close to local shops, the main-line station (with direct train services to London Victoria and Blackfriars), plus the highly regarded Valley Primary school.

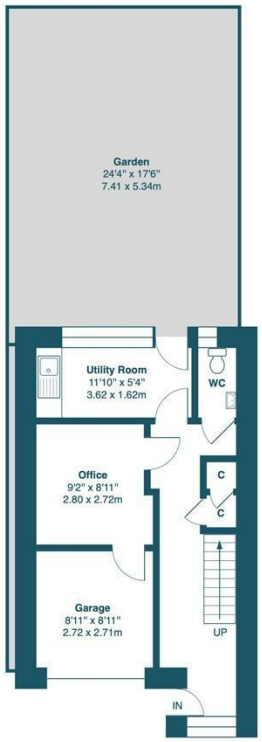
This super home offers bright and spacious accommodation over three floors (plus a useful loft room) and has been the subject of many improvements over recent years, providing a contemporary feel with such features as the stylishly appointed kitchen with a great range of units, a separate utility room, plus top floor family bathroom.

Further accommodation comprises: the bright and welcoming entrance hallway; a useful ground floor WC; impressive first floor living space including the lounge which is open plan to the lovely kitchen/diner. The top floor provides the three bedrooms - two well proportioned doubles, plus a good size single with staircase access to the loft room which has been used as a secondary lounge - plus the family bathroom.

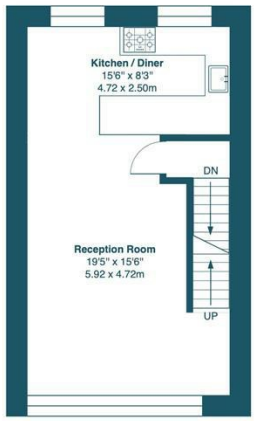
Outside, there is a low maintenance rear garden featuring a full width stone patio and area of artificial lawn. To the front, a driveway provides off street parking for two cars and leads to an integral garage.

The Glen also provides easy access to Bromley High Street - featuring The Glades retail centre - in around a 5 - 10 minutes walk - plus Bromley North (Connecting services to London Bridge/Charing Cross) and Bromley South stations. There are several highly regarded local schools close by including Valley and The Harris Academy primary schools in the Village. The popular Shortlands Tavern Pub is just a few minutes stroll away.

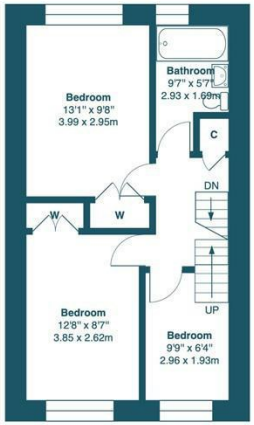
- BEAUTIFULLY PRESENTED THREE BEDROOM END-TERRACE TOWN HOUSE
- SOUGHT AFTER CUL-DE-SAC IN THE HEART OF SHORTLANDS VILLAGE
- BRIGHT & SPACIOUS ACCOMMODATION OVER THREE FLOORS PLUS LOFT ROOM
- IMPRESSIVE OPEN PLAN FIRST FLOOR LOUNGE & STYLISH KITCHEN / DINER
- MODERN FITTED KITCHEN & SEPARATE UTILITY ROOM
- GROUND FLOOR WC & TOP FLOOR FAMILY BATHROOM
- THREE WELL PROPORTIONED BEDROOMS – TWO DOUBLES & GOOD SIZE SINGLE
- LOW MAINTENANCE REAR GARDEN WITH STONE PATIO & ARTIFICIAL LAWN
- DRIVEWAY PARKING FOR TWO CARS LEADING TO INTEGRAL GARAGE
- LOCATED OPPOSITE THE MAIN-LINE STATION ** EASY REACH BROMLEY HIGH STREET



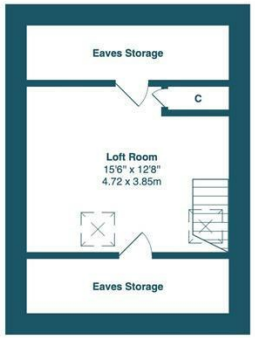
Ground Floor



First Floor



Second Floor



Third Floor

The Glen, BR2

Approximate Gross Internal Area = 1608 sq ft / 149.4 sq m

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This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are aproximate.
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. No liability is accepted for any errors.
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ENTRANCE PORCH
Covered front entrance porch. .

HALLWAY
A bright and welcoming hallway with large double glazed window to front; useful built-in understairs coats/shoe cupboard; further built-in cupboard housing gas warm air boiler. Door to garage.

DOWNSTAIRS WC
Window to rear; WC; fitted wash basin.

UTILITY ROOM
With part double glazed door leading to garden; window to rear; space/plumbing for washing machine/tumble dryer.

FIRST FLOOR LANDING

OPEN PLAN LOUNGE/DINER
Full width double glazed window to front; wood flooring; open plan to:

KITCHEN
Double glazed windows to rear; fitted range of white gloss units with solid wood worktops and breakfast bar. Stainless steel electric range cooker to remain.

UPPER LANDING
Built-in airing cupboard.

BEDROOM 1
Double glazed window to rear; built-in double wardrobe.

BEDROOM 2
Double glazed window to front; built-in double wardrobe.

BEDROOM 3
Double glazed window to front; stairs to:

LOFT ROOM
A great space which useful, additional accommodation for bedroom 3. With two Velux skylight windows; built-in eves storage to front and rear.

BATHROOM
Double glazed window to rear; three piece suite.

GARAGE/PARKING
The garage has been split to create a useful room that has been used as a study/'man cave'. The front of the garage provides good storage with up & over garage door; light and power. Drive to front providing off street parking for two cars.

GARDEN
A low maintenance rear garden with artificial lawn and full width paved patio. Outside tap.

COUNCIL TAX
London Borough of Bromley - Band E

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The Property Ombudsman

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.