



38 Recreation Road
Shortlands, Bromley, BR2 0DZ
£1,750 Per Month EPC: C

 **Maguire Baylis**



A DELIGHTFUL VICTORIAN COTTAGE – BEAUTIFULLY PRESENTED THROUGHOUT

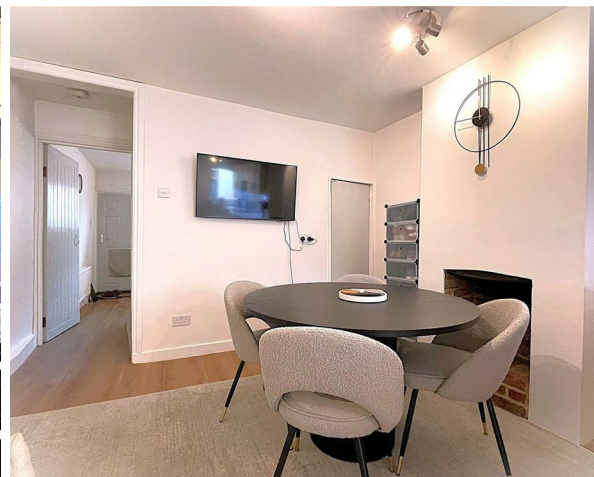
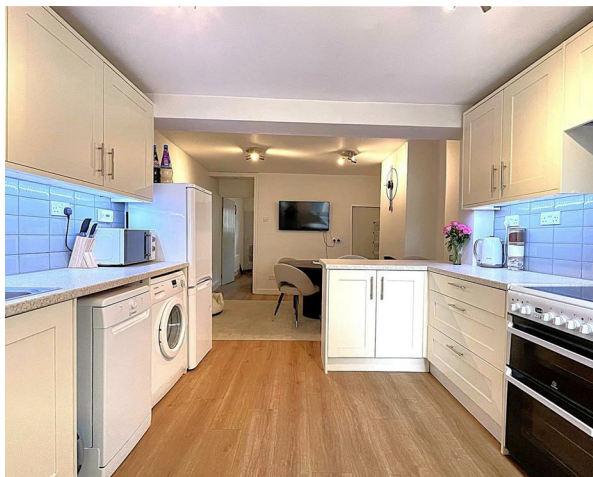
This charming two-bedroom period home enjoys a highly convenient setting within a popular and sought-after road, just a short walk from Shortlands station and local shops. Bromley town centre is also easily reached via the nearby park at the end of the road.

The property features a cosy living room to the front, together with a separate dining room that opens through to a smart fitted kitchen. A modern bathroom is located on the ground floor, while upstairs provides two comfortable bedrooms.

Outside, there is a lovely south-facing rear garden – perfect for enjoying the sunshine.

Available unfurnished from early/mid December, this superb home is ideal for tenants seeking character, convenience, and charm.

- DELIGHTFUL PERIOD COTTAGE
- TWO BEDROOMS
- COSY LIVING ROOM
- DINING ROOM OPEN PLAN TO FITTED KITCHEN
- MODERN DOWNSTAIRS BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUTH FACING REAR GARDEN
- POPULAR ROAD ** HIGHLY CONVENIENT
- CLOSE TO STATION & EASY REACH BROMLEY
- UNFURNISHED ** AVAILABLE EARLY/MID DECEMBER





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement..

LOUNGE

11'1 x 10'1 (3.38m x 3.07m)

Double glazed sash window to front; recessed fireplace; radiator; wood flooring.

KITCHEN/DINING ROOM

19'6 x 11'1 (overall) (5.94m x 3.38m (overall))

Double glazed window to rear; kitchen fitted with a good range of white Shaker style wall and base units with worktops to two walls plus return breakfast bar; inset sink unit; electric cooker; washing machine & fridge/freezer; wood flooring; door to rear lobby.

Dining Area featuring recessed fireplace; useful built-in understairs storage cupboard; wood flooring; radiator.

REAR LOBBY

Double glazed door to side leading to garden; wood flooring; door to:

BATHROOM

Double glazed windows to rear and side; modern suite comprising bath with mixer tap/shower attachment and glass shower screen; fitted wash basin with vanity storage; concealed cistern WC; heated towel rail; wood flooring; extractor fan.

BEDROOM 1

11'2 x 9'9 (3.40m x 2.97m)

Double sash window to front; radiator; wood flooring; deep built-in wardrobe/storage cupboard.

BEDROOM 2

11'1 x 10'7 (3.38m x 3.23m)

Double glazed window to rear; built-in airing cupboard housing boiler and hot water cylinder; further built-in wardrobe and high level built-in storage; access to loft (fitted loft ladder, boarded for storage and with light).

GARDEN

approx 42' (approx 12.80m)

A sunny, south westerly aspect garden with a main area of artificial lawn allowing for low maintenance; two paved patio areas; outside tap and light.

PARKING

on street. residents parking permits required between the hours of 12 - 2pm. These can be obtained at a cost of £80 per year/per vehicle.

COUNCIL TAX

London Borough of Bromley - Band D



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.