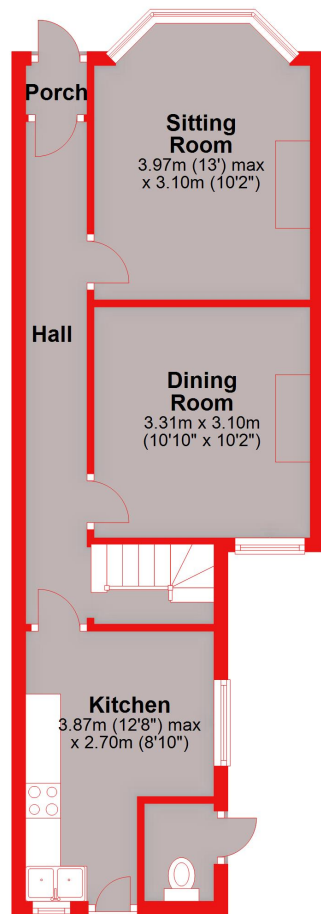


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>38</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
 Approx. 42.1 sq. metres (453.0 sq. feet)



**First Floor**  
 Approx. 42.1 sq. metres (453.0 sq. feet)



Total area: approx. 84.2 sq. metres (906.0 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Drawn By Proctors Estate Agents Bromley Plan produced using PlanUp.

**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



Viewing by appointment with our Bromley Office - 020 8460 4166

18 Meadow Road, Shortlands, Bromley, Kent BR2 0DX

**Guide Price £460,000 Freehold**

- Victorian End Terrace
- 2 Bedrooms, 2 Receptions
- Kitchen/Breakfast Room
- Good Size Garden, Chain Free
- Modernisation Required
- First Floor Bathroom
- Double Glazing
- Close Station, EPC F



## 18 Meadow Road, Shortlands, Bromley, Kent BR2 0DX

Proctors Bromley Office is delighted to offer this charming end of terrace Victorian house situated in a popular location within the heart of Shortlands Village. The property is offered chain free and requires complete modernisation. Accommodation comprises, 2 bedrooms, a first floor bathroom with adjacent utility/storage area, 2 reception rooms, a kitchen/breakfast room and an external w.c. There is sealed unit double glazing, electric heating via storage heaters and a gas boiler for the hot water. Other features include, a re-tiled roof with concrete tiles. There is a good size rear garden with garden shed and summer house.

### Location

Meadow Road is a cul-de-sac off Beckenham Lane, just around the corner from local shops in Shortlands 'village' and a short walk to Shortlands Railway Station with fast services to London Victoria. The popular Valley primary school is close by and Shortlands Golf Course is situated at the end of the road. Beckenham Place Park is also within easy reach.



### Ground Floor

#### Hall

Cupboards housing electric meter, electric storage heater.

#### Sitting Room

3.97m into bay x 3.10m (13' 0" x 10' 2") Double glazed bay window to front, gas fire (not tested), shelving to alcoves.

#### Dining Room

3.31m x 3.10m (10' 10" x 10' 2") Double glazed window to rear, gas fire (not tested), fitted cupboards and shelves.

#### Kitchen/Breakfast Room

3.87m x 2.70m (12' 8" x 8' 10") Double glazed window to side, door and double glazed window to rear, wall and base units, gas hob, built in double oven, plumbing for washing machine, double stainless steel sink, space for fridge/freezer. electric storage heater.

### First Floor

#### Landing

Electric storage heater, fitted cupboard, access to loft via pull down ladder, double glazed window to side.

#### Bedroom 1

3.94m into bay x 4.08m (12' 11" x 13' 5") Double glazed bay windows to front, fitted wardrobes, fitted cupboards to alcoves, electric storage heater.

#### Bedroom 2

3.33m x 3.12m into wardrobes (10' 11" x 10' 3") Double glazed window to rear, fitted wardrobes, electric storage heater.

#### Utility/Storage Room

Fitted cupboards, leading to :-



### Bathroom

White suite comprising, pedestal hand basin, panelled bath with Triton electric shower with shower curtain rail, low level w.c., tiled walls, electric storage heater, double glazed window to rear.

### Outside

#### Garden

Approximately 15.24 plus side return (50') Paved with shrub borders, rockery, greenhouse, garden shed, gate to side, outside tap.

#### Outside WC

Low level w.c, 1/2 tiled walls, gas boiler for hot water, light.

### Additional Information

#### Council Tax

London Borough of Bromley Council Tax Band D - £1949.71 for 2024/25

