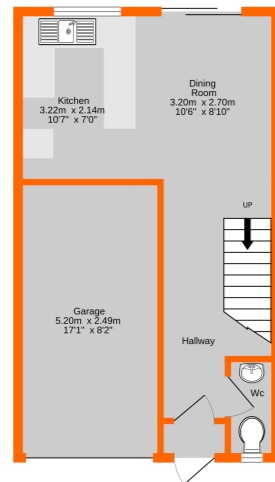
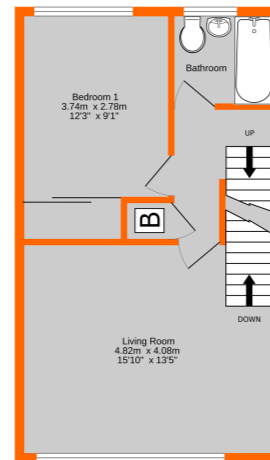


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

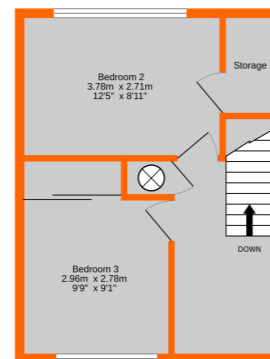
Ground Floor



1st Floor



2nd Floor



Garage Sq.M Not Included In Total Approx. Floor Area  
 TOTAL FLOOR AREA : 97.8 sq.m. (1053 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023



Viewing by appointment with our West Wickham Office - 020 8460 7252

## 11 The Glen, Shortlands, Bromley, Kent BR2 0JB

### Chain Free £495,000 Freehold

- Three Bedroom Townhouse.
- 15' 10" x 13' 5" Living Room.
- Bathroom & Cloakroom.
- Short Walk Shortlands Station.
- Convenient Number Local Schools.
- Dining Room & Kitchen.
- Modernisation Required Throughout.
- Garage & Parking One Car.

**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.  
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## 11 The Glen, Shortlands, Bromley, Kent BR2 0JB

Chain Free three bedroom mid terrace town house in this cul-de-sac position, a short walk from Shortlands Station (Zone 4), shops in Shortlands Village and in a convenient position for a number of local schools including Highfield Infant and Juniors, Harris Primary Academy, Valley Primary and Bishop Challoner Primary School. Off the hallway are the cloakroom and dining room/kitchen with double glazed patio doors from the dining room to the garden. The living room has a wide double glazed front window and off the first floor landing are the main bedroom and the bathroom. There are two further bedrooms to the second floor. Double glazing and warm air heating via a Lennox boiler (not tested). The 25' x 17' rear garden has a paved terrace and rear access gate. The garage is approached via an own driveway with parking for one car. This house requires modernisation throughout including reappointing the kitchen, bathroom and cloakroom, installing a central heating system, rewiring and redecorating the property.

### Location

The Glen is a cul-de-sac position off Shortlands Road. Shortlands Station (Zone 4) and shops in Shortlands Village are a short walk away. Local schools include Valley Primary, Harris Primary Academy, Highfield Infant and Juniors and Bishop Challoner Primary School. Queensmead Recreation Ground is off Queensmead Road. Bromley High Street with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria is about 1.1 miles away. Bus services pass along Shortlands Road.



### Ground Floor

#### Entrance

Via enclosed porch with part double glazed door and part glazed front door to:

#### Hallway

4.59m x 2.25m (15' 1" x 7' 5") Parquet flooring, staircase to first floor

#### Cloakroom

1.8m x 0.78m (5' 11" x 2' 7") Double glazed and secondary glazed front window, low level w.c. and white wash basin

#### Dining Room

3.2m x 2.7m (10' 6" x 8' 10") Warm air vent, double glazed patio doors to garden, parquet flooring, opening to:

#### Kitchen

3.22m x 2.14m (10' 7" x 7' 0") Double glazed rear window, wall and base units, laminate work surface, stainless steel sink and double drainer, space for cooker

### First Floor

#### Living Room

4.82m reducing to 3.83 (12' 7") x 4.08m (15' 10" x 13' 5") Warm air vent, wide double glazed front window, exposed floorboards, door to:

#### Landing

2.43m x 1.94m (max) (8' 0" x 6' 4") L shape with staircase to second floor, cupboard housing Lennox warm air boiler (not tested), exposed floorboards

#### Bedroom 1

3.74m plus built in wardrobe x 2.78m (12' 3" x 9' 1") Double glazed rear window, warm air vent, built in double wardrobe, exposed floorboards

#### Bathroom

1.93m x 1.77m (6' 4" x 5' 10") Double glazed and secondary glazed rear window, pink bath, pedestal wash basin and low level w.c., tiled walls

### Second Floor

#### Second Floor Landing

3.74m x 1.95m (max) (12' 3" x 6' 5") Airing cupboard housing hot water tank, access to loft, exposed floorboards

#### Bedroom 2

3.78m x 2.71m (12' 5" x 8' 11") Double glazed rear window, warm air vent, exposed floorboards, eaves storage cupboard

#### Bedroom 3

2.96m plus built in wardrobe x 2.78m (9' 9" x 9' 1") Double glazed front window, exposed floorboards, built in double wardrobe, warm air vent

### Outside

#### Rear Garden

7.78m x 5.26m (25' x 17') Rear access gate to Shortlands Road, paved terrace, Fir tree, water tap

#### Garage

5.20m x 2.49m (17' 1" x 8' 2") Electric and gas meter, power point, up and over door, parking in front of the garage for one vehicle

### Additional Information

#### Council Tax

London Borough of Bromley - Band E