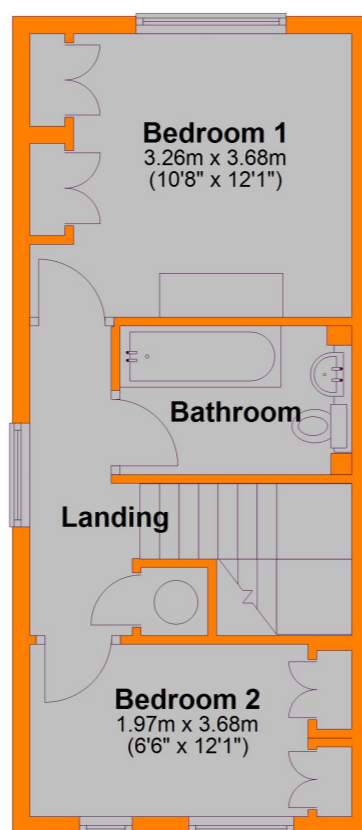
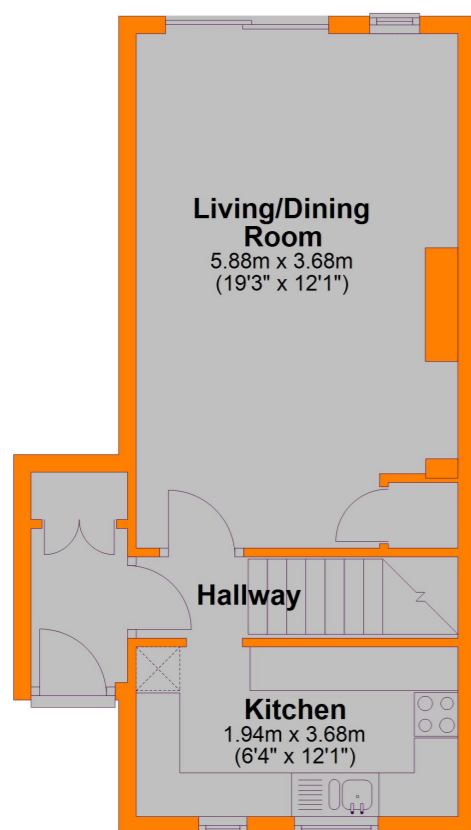


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Ground Floor

First Floor



Total area: approx. 68.8 sq. metres (740.8 sq. feet)

Measurements are approximate. Not to scale.

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



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

6 Hildenlea Place, Shortlands, Bromley, Kent BR2 0YH
Chain Free £525,000 Freehold

- Two Bedroom Detached House.
- 0.2 Mile Shortlands Station.
- 19' 3" Living/Dining Room.
- L Shape Paved Side & Rear Garden.
- Cul-de-sac Location.
- Convenient Number Primary Schools.
- Kitchen & White Suite Bathroom.
- Parking For One Car.

6 Hildenlea Place, Shortlands, Bromley, Kent BR2 0YH

CHAIN FREE two bedroom DETACHED house, situated in this CUL-DE-SAC position, about 0.2 of a mile from SHORTLANDS STATION (ZONE 4) and shops in Shortlands village. The property is approached via an enclosed entrance porch, with a tall double storage cupboard and off the hallway are the kitchen and the living/dining room. The kitchen is re-appointed with Taupe coloured fitted units and drawers and wood effect work surfaces. The 19'3" living/dining room has double glazed patio doors leading to the rear garden. The two bedrooms both have fitted wardrobes and the bathroom is appointed with a white suite. The paved L shape side and rear garden has a pond and a raised rose border to the rear boundary. There is parking for one car to the front. LOCAL SCHOOLS include Harris Primary Academy, Highfield Infant and Juniors and Valley Primary schools.

Location

Hildenlea Place is a cul-de-sac off Park Hill Road. Park Hill Road runs between Beckenham Grove and Bromley Road. Shortlands Station and shops in Shortlands Village are about 0.2 of a mile away. Local schools include Valley Primary, Highfield Infant and Juniors and Harris Primary Academy. Bromley Town Centre with a range of amenities including The Glades Shopping Centre, Bromley North and Bromley South Stations is about 1 mile away. Beckenham High Street with a range of shops and restaurants and the tram link to Croydon is about 1.2 miles away.



Entrance

Via part double glazed front door to:

Enclosed Porch

Wood effect laminate flooring, shelved double storage cupboard, glazed door to:

Hallway

Wood effect laminate flooring, turned staircase to first floor

Living/Dining Room

5.88m x 3.68m into alcoves (19' 3" x 12' 1") Double glazed patio doors to garden, double glazed rear window, double radiator, wood effect laminate flooring, coving, Limestone fireplace and hearth with a coal effect gas fire (not tested or used for many years), understairs storage cupboard

Kitchen

3.68m x 1.94m (12' 1" x 6' 4") Appointed with a range of Taupe coloured base units and drawers, wall unit housing the Baxi boiler, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, wood effect work surface, space for oven with a stainless steel/glass extractor canopy above, plumbing/space for slimline dishwasher and a washing machine, space for fridge/freezer, splashback tiling, two double glazed front windows

First Floor

Landing

3.54m x 0.95m reducing to 0.82m (2' 8") (11' 7" x 3' 1") Airing cupboard with slatted shelves housing the hot water tank, access to loft, double glazed side window

Bedroom 1

3.68m including wardrobes x 3.26m (12' 1" x 10' 8") Double glazed rear window, radiator, two double wood effect fitted wardrobes and six corner shelves, matching dressing table with seven drawers

Bedroom 2

3.68m including wardrobes x 1.97m (12' 1" x 6' 6") Two double glazed front windows, double radiator, wood effect laminate flooring, two double white fitted wardrobes

Bathroom

2.62m x 1.69m (8' 7" x 5' 7") Appointed with a white suite of bath with a chrome shower over to one end, concealed cistern low level w.c. and Ideal Standard wash basin with a chrome mixer tap having a wood effect double cupboard beneath, wall tiling to two walls otherwise part tiled walls, chrome ladder style radiator, tiled floor, shaver point

Outside

Front Garden

Brick pavior parking for one car, cupboard housing gas meter, outside tap

Side Garden

13.95m x 4.76m reducing to 2.11m (7') (45' x 15') Pond, cupboard housing electric meter, paved path to front door, timber boxing housing pump and filter for pond, Cotswold chippings around the pond, paved side garden with shed leading to:

Rear Garden

7.34m x 6.15m (24' x 20') Paved garden with a raised rose bed

Additional Information

Council Tax

London Borough of Bromley - Band E

