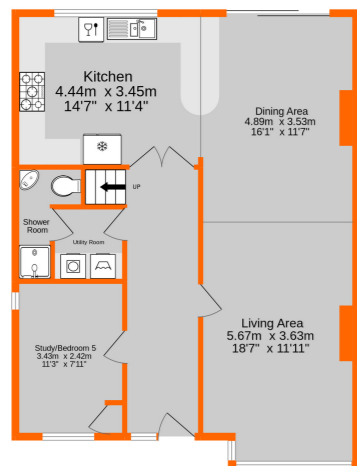
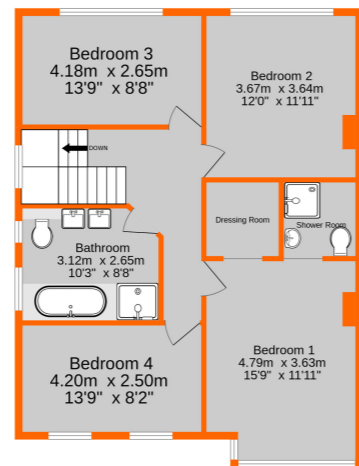
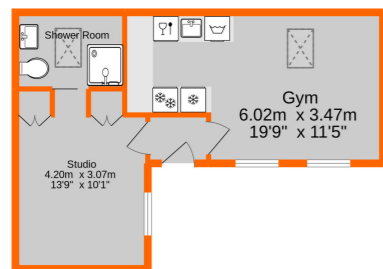


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	69	78
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



1st Floor

TOTAL FLOOR AREA : 194.9 sq.m. (2098 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2022



Viewing by appointment with our Beckenham Office Office - 020 8650 2000

26 Shortlands Grove, Shortlands, BR2 0LR

£1,150,000 Freehold

- 4 Bed detached house
- Lovely fitted kitchen
- Bathroom, 2 shower rooms
- Study and Utility room
- Superb garden room
- Quiet, popular location
- Lovely landscaped gardens
- Ample driveway parking

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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26 Shortlands Grove, Shortlands, BR2 0LR

This stunning, beautifully presented detached contemporary style family home has been and modernised by the current vendors and provides extensive open plan living accommodation to the ground floor with distinct living and dining area's, the living room having an fireplace the dining with glazed sliding doors onto the gardens, superb fitted kitchen, lovely reception hall, study and a utility/shower room. Upstairs are four double bedrooms, the main with an en-suite shower room and walk-in dressing room and a fabulous marble bathroom with full white suite. Benefits include dual zone (upstairs/downstairs) gas radiator central heating, installed air conditioning with units to both living/dining room and main bedroom, sealed unit double glazed replacement windows, oak solid wooden floors and fitted carpets. Outside are landscaped gardens front and rear, cobbled driveway providing ample parking, the 80' rear garden is well stocked and is great for entertaining with a detached brick built garden room at the bottom currently used as a gym and studio with a shower room.

Location

Situated in a quiet residential road which connects both Scotts Lane with Shortlands Road, the nearest station being Shortlands (Victoria, Blackfriars) The area is well served by Schools for all ages both state and private including Clare House Primary. Shortlands Village with its local shops, social facilities and parks is within half a mile distance whilst both Beckenham and Bromley town centres are within a mile.



Ground Floor

Entrance

replaced sealed unit double glazed entrance door and full height glazed opaque window to side

Reception Hall

coved cornice, downlighters, oak wooden floor, stairs to first floor.

Living Room

5.67m x 3.63m (18' 7" x 11' 11") SITTING AREA - windows to front, wooden floor, fireplace, downlighters, wall mounted air conditioning unit, coved cornice, separate door to hall, inset ceiling speakers

5.67m x 3.63m (18' 7" x 11' 11") 4.89m x 3.53m (16' 1" x 11' 7") DINING AREA - glazed sliding doors onto garden, fireplace recess, downlighters

Kitchen

4.44m x 3.45m (14' 7" x 11' 4") superb fitted kitchen quartz counter tops incorporating peninsular breakfast bar, base cupboards, drawers and wall cupboards, under counter stainless steel one and a half bowl sink unit and mixer tap with hand spray attached, under counter fridge, space for range style cooker, American style fridge/freezer, extractor hood, risers, dishwasher, window to rear, downlighters, wall mounted unit housing coffee machine, tiled floor, central heated underfloor heating

Shower/Utility Room

working surface with plumbing and space for washing machine and tumble dryer below, wall cupboards, fully tiled shower with glazed folding door to front, steps down to toilet, corner wash basin with cupboard under, window to side and tiled floor

Study/Bedroom 5

3.43m x 2.42m (11' 3" x 7' 11") window to front, oak wooden floor, coved cornice, downlighters

First Floor

Landing

trap to loft which houses renewed gas boiler, 'Mega-flo' hot water cylinder, coved cornice, window to side

Bedroom 1

4.79m x 3.63m (15' 9" x 11' 11") window to front, wall mounted air conditioning unit, coved cornice, downlighters, door to

Walk-in Dressing Room

shelved and hanging rail compartments

En-Suite Shower Room

walk-in shower with rain head and hand spray, glazed screen, fully tiled walls and floor, shaped wash basin with mixer tap, toilet, shaver point, extractor fan, downlighters

Bedroom 2

3.67m x 3.64m (12' 0" x 11' 11") window to rear, coved cornice

Bedroom 3

4.18m x 2.65m (13' 9" x 8' 8") two windows to front, coved cornice

Bedroom 4

4.20m x 2.50m (13' 9" x 8' 2") window to rear, coved cornice

Bathroom

3.12m x 2.65m (10' 3" x 8' 8") Stunning, marble tiled floor and walls, inset spa bath with central mixer tap, separate glazed double shower with rain head, twin porcelain washbasin vanity unit with drawers under and large mirror over, toilet with concealed cistern, two windows to side, downlighters, electric underfloor heating

Outside

Front garden

Landscaped, tree and shrub beds, Magnolia tree, shaped cobbled driveway parking for several cars, side gate access to rear.

Rear Garden

80' deep, landscaped with paved full width terrace to the rear of the house with covered pergola over ideal for entertaining, outside tap, steps down to lawned areas, raised solid oak sleeper beds with mature trees and shrubs, timber shed.

Garden Room

Brick built detached outbuilding built to 2018 building regs with 2 separate rooms, currently used as a Gym, studio with shower room off, power, water and light, engineered oak flooring and central heated underfloor heating

Council tax

Band G

£2,894.54 P.A.