



26 Luscombe Court, 26 Park Hill Road
Shortlands, Bromley, BR2 0XQ
£1,850 Per Month EPC: Band D

 **Maguire Baylis**



AVAILABLE NOVEMBER – FURNISHED – 12 MONTH LET ONLY. A well-presented two bedroom end-of-terrace house, pleasantly positioned within a quiet and popular close just off Park Hill Road, providing easy access to Shortlands Village and station.

The property offers bright and well-proportioned accommodation arranged over two floors. To the ground floor, the entrance hall provides access to a useful cloakroom/WC, whilst the main reception room offers ample space for both living and dining areas and opens directly into a conservatory overlooking the rear garden. The fitted kitchen is positioned to the front of the property and provides a good range of fitted units and worktop space.

Upstairs are two good-sized bedrooms, with the main bedroom benefiting from built-in wardrobes, together with a stylishly remodelled family bathroom, finished to an excellent contemporary standard with attractive marble-effect tiling and gold fittings.

Outside, the property enjoys a low-maintenance private rear garden with useful side access, providing an attractive space for outdoor seating and entertaining.

The house is conveniently located for Shortlands Village and station – just a 5 minute walk – with regular services into central London. Bromley and Beckenham town centres are also within easy reach, offering a wide selection of shops, restaurants and leisure facilities. Nearby green spaces include Queensmead Recreation Ground and Church House Gardens.

The property is offered furnished and will be available from November. The owners are seeking a 12-month tenancy only.



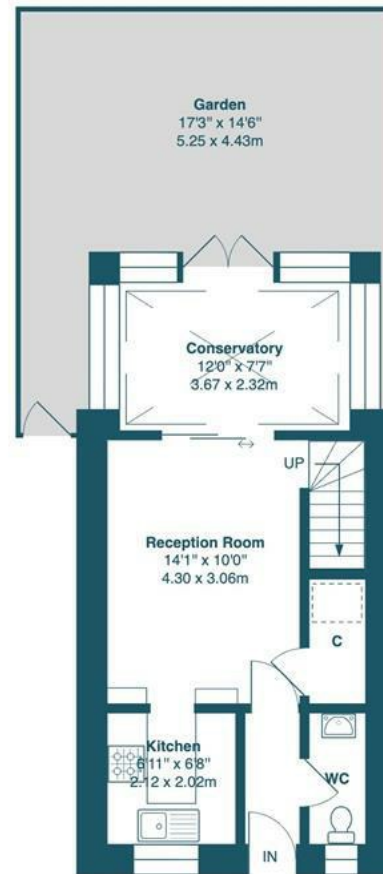
- 12 MONTH LET ONLY – FURNISHED – AVAILABLE NOVEMBER
- TWO BEDROOM END-OF-TERRACE HOUSE
- SPACIOUS LIVING/DINING ROOM
- CONSERVATORY OVERLOOKING REAR GARDEN
- FITTED KITCHEN – BUILT IN OVEN & HOB
- STYLISHLY REMODELLED FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM/WC
- PRIVATE LOW-MAINTENANCE REAR GARDEN
- QUIET & POPULAR CUL-DE-SAC LOCATION



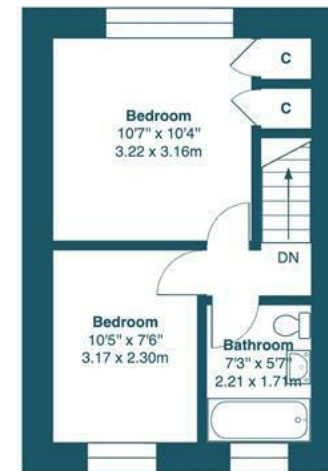
Park Hill Road, BR2

Approximate Gross Internal Area: 676 sq ft / 62.8 sq m

 Maguire Baylis

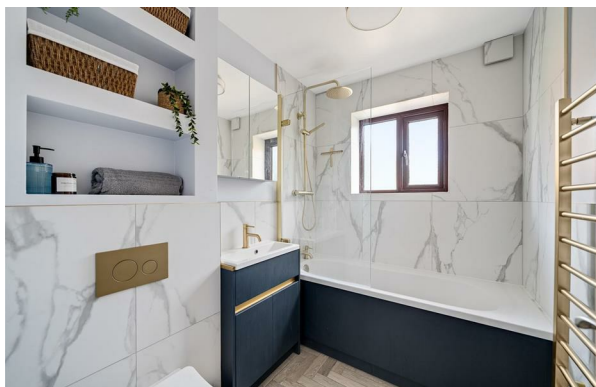


Ground Floor



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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COVERED PORCH

HALLWAY

DOWNSTAIRS WC

Modern suite fitted fitted wash basin.

LOUNGE

14'1 x 10' (4.29m x 3.05m)

Sliding doors leading to conservatory; fitted book shelving.

Stairs to first floor.

KITCHEN

Window to front; range of fitted wall and base units with worktops to three walls. Built-in oven and hob.

CONSERVATORY

12' x 7'7 (3.66m x 2.31m)

Double glazed French doors leading to garden.

FIRST FLOOR

BEDROOM 1

10'7 x 10'4 (3.23m x 3.15m)

Built-in wardrobes/storage cupboards.

BEDROOM 2

10'5 x 7'6 (3.18m x 2.29m)

BATHROOM

Recently re-modelled featuring a luxuriously appointed three piece suite with built-in shower over the bath.

GARDEN

17'3 x 14'6 (5.26m x 4.42m)

Paved, low maintenance garden. Access to side via gate.



PARKING

Allocated parking space within the close.

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///aspect.hoot.think

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
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BR2 7EB

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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.