



 **3**
Bedrooms

 **1**
Bathroom



Three bedroom semi detached for rent with garden and off street parking.

Available: 1st November 2021

EPC Rating: D

This superb Victorian semi-detached cottage is situated in one of the most popular roads in Shortlands village. Shortlands is located between Bromley and Beckenham towns in North Kent. Positioned close to local shops, Shortlands railway station and bus routes, and excellent schools, this property has the benefit of great convenience and easy accessibility for everything local. Queens Mead recreation grounds is just at the end of the road and leads to Churchill Gardens for direct access to Bromley High Street, Churchill Library and the theatre. Shortlands golf course and Shortlands Bowls are both within a quarter of a mile. This is a great place for all the family to explore and enjoy in all weathers.

The property briefly comprises: entrance lobby, dining room, lounge, kitchen, three good size bedrooms, an upstairs bathroom, a good size rear garden, and off-street parking to the front if you have a smaller car or motorbike.

The landlord has just had the house redecorated and had new flooring laid. This includes carpets to the first floor and laminate wood flooring to the ground floor. Features include double glazed windows and gas-fired central heating. There is an integrated gas hob, electric oven and extractor hood, plus freestanding appliances including a fridge freezer and a washing machine. With direct access to the garden this property will suit professionals, young families, and those who work from home.

We recommend viewing this property at your earliest convenience.

Available: 17th September 2021 - Council Tax: Band D - EPC Rating: D - Approximate size: 73m2

Entrance lobby

Lounge 3.60m x 3.25m (11.80ft x 10.68ft)

Dining Room 3.60m x 3.20m (11.83ft x 10.49ft)

Kitchen 2.93m x 2.33m (9.60ft x 7.63ft)

Landing 3.16m x 0.81m (10.37ft x 2.64ft)

Master bedroom 3.63m x 3.27m (11.92ft x 10.74ft)

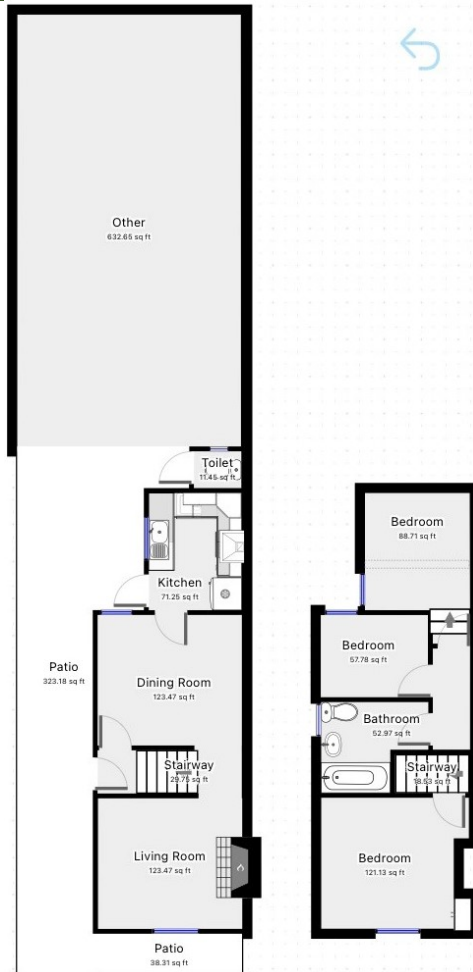
Bedroom two 2.92m x 2.36m (9.58ft x 7.73ft)


Bedroom three 2.71m x 2.09m (8.88ft x 6.85ft)

Upstairs bathroom 2.71m x 1.90m (8.89ft x 6.25ft)

Rear garden

Outside W.C.



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 80 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

