



95 Highland Road

Bromley, BR1 4AA

£600,000 Freehold EPC: Band D

 **Maguire Baylis**



A super four-bedroom town house located within a popular and convenient residential road, close to Shortlands local shops, main-line station, Shortlands Tavern Pub, plus the well regarded Valley Primary School.

This lovely home provides highly flexible and well planned accommodation arranged over several floors. Internally, it comprises an entrance hallway leading to the ground floor fourth bedroom - with ensuite and walk-in wardrobe, along with a useful downstairs WC.

Upstairs, the first floor provides an impressive lounge featuring a large bay window to the front. a few steps up lead to an open kitchen/diner with doors to the garden. The upper floors provide three bedrooms - two double size rooms plus a good sized single - and the master featuring an ensuite shower. There is also a good sized family bathroom.

Outside, the delightful rear garden is terraced providing a lower patio area with steps leading up to several level areas, the upper level providing a lovely secluded spot to sit and enjoy the evening sunsets. To the front, there is a driveway providing off street parking for one car.

The property is also just a short walk to Bromley town centre, with its numerous amenities, including The Glades retail centre, bars, restaurants, plus further transport links. For recreation, Beckenham Place Park is close by which offers country walks almost on the doorstep and, for the more adventurous, the popular outdoor swimming lake.

- SPACIOUS MID TERRACE TOWN HOUSE
- FLEXIBLE THREE/FOUR BEDROOM ACCOMMODATION
- IMPRESSIVE LIVING ROOM WITH LARGE BAY WINDOW
- KITCHEN/DINER WITH FRENCH DOORS TO REAR
- TWO ENSUITE BATH/SHOWER ROOMS PLUS FAMILY BATHROOM
- USEFUL DOWNSTAIRS WC
- GREAT LOCATION - CLOSE TO SHOPS/STATION & TOWN CENTRE
- BEAUTIFUL TERRACED REAR GARDEN
- DRIVEWAY TO FRONT





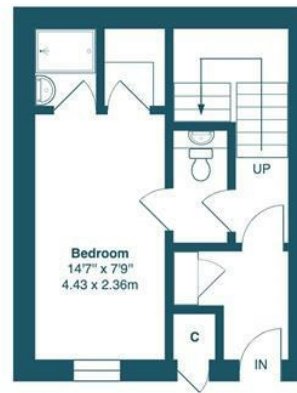
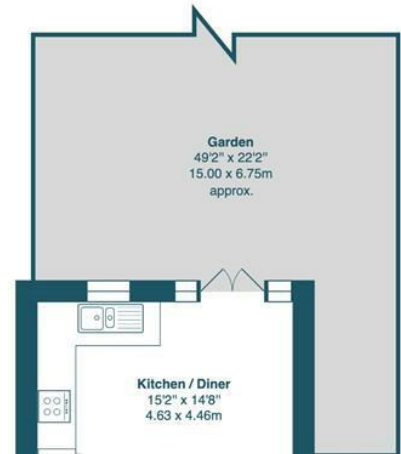
Highland Road, BR1

Approximate Gross Internal Area = 1285 sq ft / 119.4 sq m

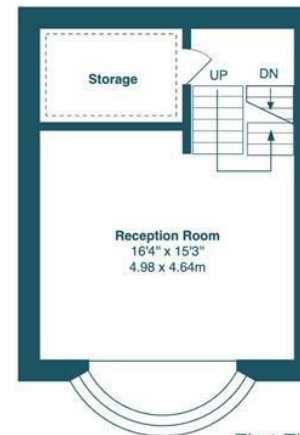
 Maguire Baylis



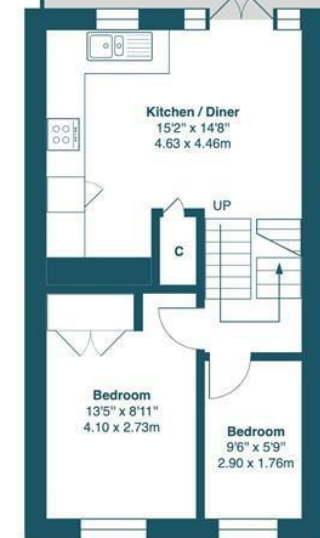
Third Floor



Ground Floor



First Floor



Second Floor

This plan is 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.
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ENTRANCE PORCH

Recessed front entrance porch; storage/bin cupboard.

HALLWAY

Built-in coats/storage cupboard; tiled flooring.

DOWNSTAIRS WC

WC with integrated wash basin.

BEDROOM 4

Double glazed window to front; walk-in wardrobe; door to ensuite shower.

ENSUITE SHOWER

Modern suite with full width shower; fitted wash basin.

LANDING

Useful built-in storage cupboard.

LIVING ROOM

Double glazed bay window to front; wood strip flooring.

KITCHEN/DINER

Double glazed door and windows to rear; fitted with a modern range of wall and base units. Wall mounted Baxi boiler; built-in storage cupboard.

BEDROOM 2

Double glazed window to front; built-in double wardrobe.

BEDROOM 3

Double glazed window to front.

UPPER LANDING

High level storage cupboard.

FAMILY BATHROOM

Modern suite with fully tiled walls.

BEDROOM 1

Two double glazed windows to rear; door to:

ENSUITE SHOWER

Full width shower cubicle; fitted wash basin.

GARDEN

Am established, terraced garden providing three level areas for seating and entertaining. Offering fantastic westerly views from the top of the garden across Shortlands valley.

PARKING

Driveway to front providing off street parking.

COUNCIL TAX

London borough of Bromley - Band D

LOCATION

What3words: ///lower.clues.even

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104 Beckenham Lane
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Bromley
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49 Station Approach
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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.