



126 Durham Road

Bromley, BR2 0SR

£675,000 Freehold EPC: C

 **Maguire Baylis**



Guide Price: £675,000 – £700,000. Maguire Baylis are delighted to present this beautifully extended 1930s family home, ideally situated within a highly sought-after residential road close to Bromley town centre, Bromley South station and within the catchment area for the highly regarded Highfield Schools.

Offering spacious and versatile accommodation arranged over three floors, this well-presented home provides an excellent balance of character, modern styling and practicality for family living.

The ground floor features a bright and spacious living room together with an open-plan kitchen/dining room, creating an ideal space for both everyday family life and entertaining. Upstairs, the first floor comprises three bedrooms – two generous doubles plus a single room – alongside a the family bathroom with shower over bath.

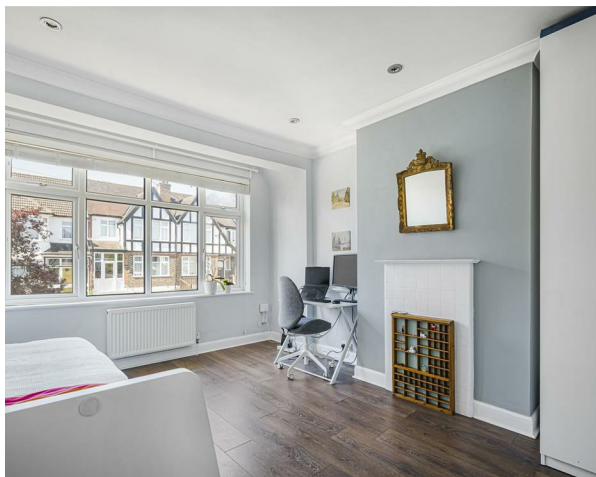
The impressive loft conversion was completed in 2024 and has created an impressive principal bedroom suite occupying the entire top floor, featuring a striking picture window to the rear enjoying far-reaching views towards Bromley, together with a stylish modern en suite shower room with walk-in enclosure.

Outside, the property benefits from an attractive private rear garden, detached garage accessed via the rear, plus a paved frontage providing off-street parking for two cars and an electric vehicle charging point.

The location remains a particular feature, being within easy walking distance of both Bromley South and Shortlands stations, Bromley town centre, local parks and several well-regarded schools including Highfield Infants and Juniors.

Offered to the market on a chain free basis, we strongly recommend an early viewing.

- WELL-PRESENTED EXTENDED 1930s FAMILY HOME
- FOUR BEDROOMS ** TWO BATHROOMS
- IMPRESSIVE LOFT CONVERSION PRINCIPAL SUITE
- SPACIOUS LIVING ROOM ** OPEN-PLAN KITCHEN/DINING ROOM
- ATTRACTIVE PRIVATE REAR GARDEN
- DETACHED GARAGE TO REAR
- OFF STREET PARKING FOR TWO CARS ** EV CHARGING POINT
- EASY WALK TO BROMLEY SOUTH & SHORTLANDS STATIONS
- SOUGHT-AFTER ROAD CLOSE TO HIGHFIELD SCHOOLS & TOWN CENTRE
- CHAIN FREE SALE



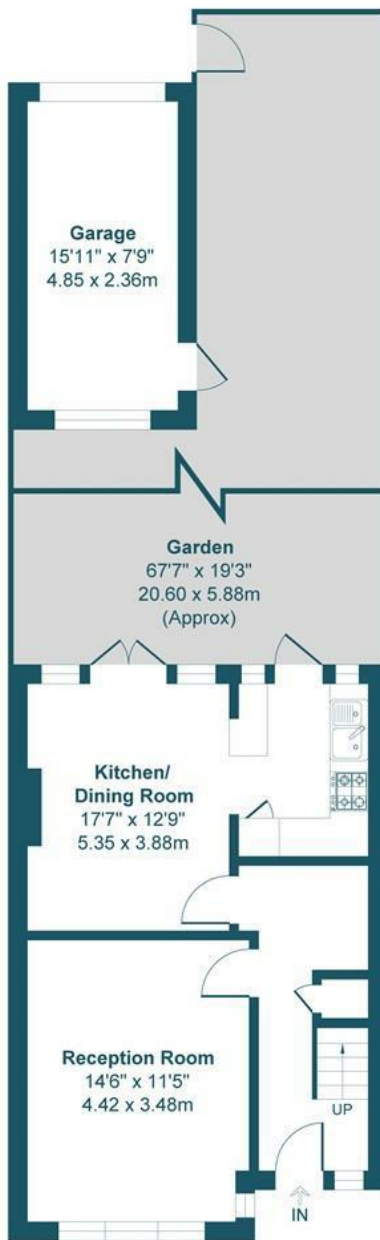
Durham Road, Bromley, Kent, BR2

Approximate Gross Internal Area = 1226 sq ft / 113.9 sq m

Garage Area = 123 sq ft / 11.4 sq m

Total Area = 1349 sq ft / 125.3 sq m

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Ground Floor



First Floor



Second Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

FRONT PORCH

Original front entrance porch.

ENTRANCE HALLWAY

Original front door and leaded light windows to front; built-in understairs storage plus useful recess.

LOUNGE

Full width double glazed window to front; feature fireplace with wooden surround; wood effect flooring.

DINING ROOM

Double glazed French doors and windows to rear; original fitted dresser within recess; wood flooring; open to:

KITCHEN

Double glazed door and windows to rear; fitted with a range of wall and base units with worktops to three walls; fitted gas hob, extractor hood, and electric oven; spaces for appliances.

FIRST FLOOR LANDING

Stairs to top floor; built-in storage cupboard.

BEDROOM 2

Double glazed window to front; wood effect flooring; tiled fireplace; wardrobe to remain.

BEDROOM 3

Double glazed window to rear; free-standing wardrobe to remain.

BEDROOM 4

Double glazed window to front.

BATHROOM

Double glazed window to rear; suite comprising bath with built-in shower over; fitted wash basin; WC; part tiled walls; tiled flooring; heated towel rail.

TOP FLOOR LANDING

BEDROOM 1

Double glazed picture window to rear enjoying delightful views towards Bromley; Velux skylight window to front; built-in eves storage. Door to:

EN SUITE SHOWER ROOM

Double glazed window to rear; modern, well appointed suite comprising walk-in shower enclosure; fitted wash basin; WC; fully tiled walls and flooring; heated towel rail; underfloor heating.

GARDEN

approx 71'6" (approx 21.8m)

An attractive rear garden providing a main area of central lawn bordered with mature trees and shrubs; full width decked patio; outside tap.

PARKING/GARAGE

Paved frontage providing off street parking for two cars. Electric charge point.

Detached garage at rear approached via rear accessway.

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION

What3words: keys.clots.smile



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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.