109 Highland Road

Shortlands, Bromley, BR1 4AA

£600,000 Freehold EPC: C

Maguire Baylis

A super four-bedroom end 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 fourth bedroom/office, along with a useful utility room which could be adapted for use as an ensuite.

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. There is a also a good sized family bathroom, plus an additional shower room.

Outside, the delightful rear garden is terraced providing a lower patio area with steps leading up to decked seating area, 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.

- SUPER SPACIOUS END TOWN HOUSE
- FLEXIBLE THREE/FOUR BEDROOM ACCOMMODATION
- STUNNING LIVING ROOM WITH LARGE BAY WINDOW
- KITCHEN/DINER WITH FRENCH DOORS TO REAR
- TWO BATH/SHOWER ROOMS
- 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

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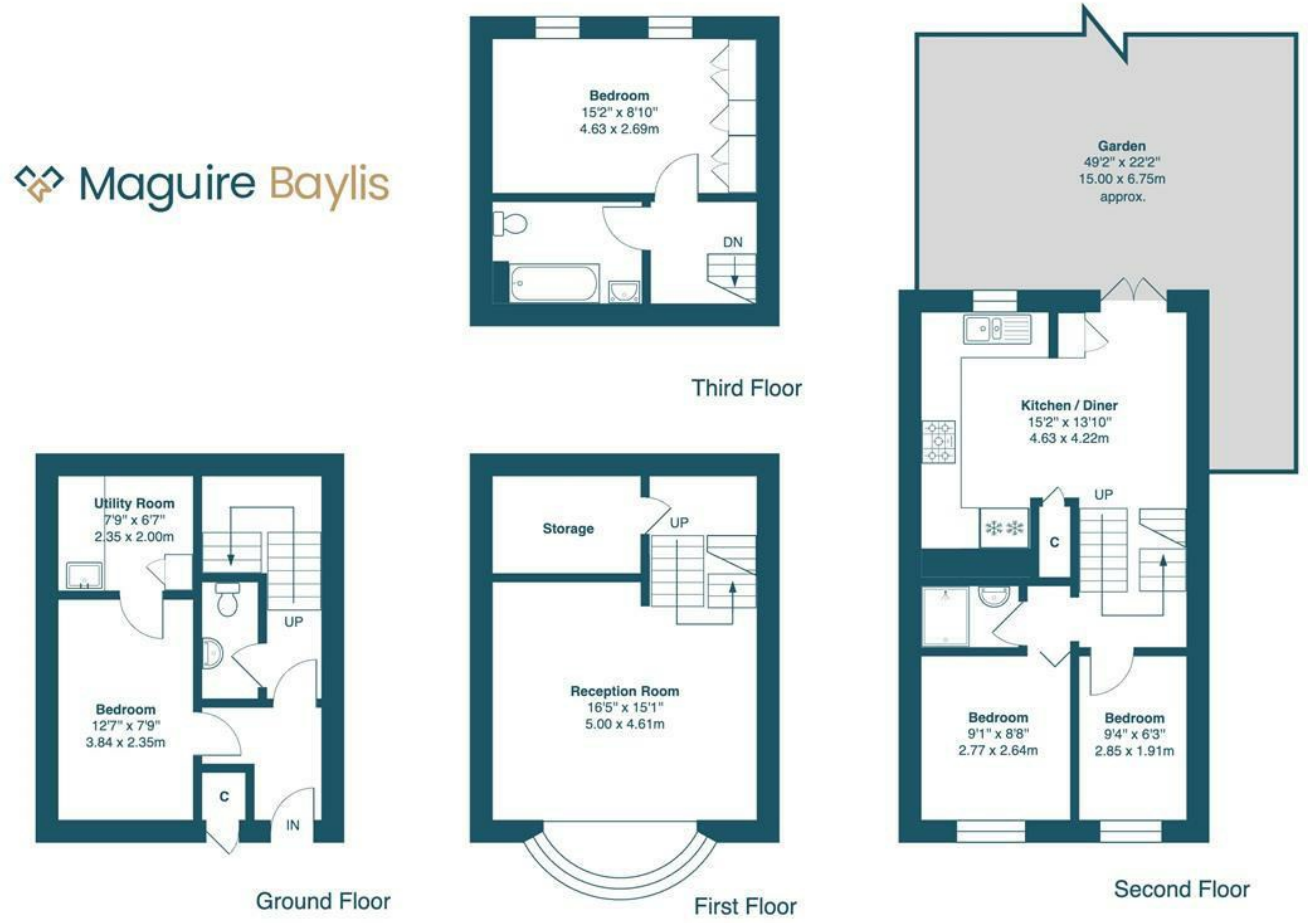

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,
shapes and compass bearings prior to making any decisions reliant upon them.
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ENTRANCE HALL
Part glazed front door; radiator; stairs to upper floors.

BEDROOM 4/OFFICE
12'7 x 7'9 (3.84m x 2.36m)
Double glazed window to front; wood flooring; radiator; door to:

UTILITY ROOM
7'9 x 6'7 (2.36m x 2.01m)
Fitted worktop with inset sink unit; space for washing machine and dryer. Fitted storage cupboard.

LOUNGE
15'3 x 13'3 (4.65m x 4.04m)
Large double glazed bay window to front; wood effect flooring; radiator; steps leading up to kitchen.

KITCHEN/DINER
15'2 x 13'10 (4.62m x 4.22m)
Double glazed French doors to rear leading to garden plus double glazed window to rear; fitted with a range of wall and base units with worktops to three walls; range cooker; space for US sryle fridge/freezer; part tiled/part wood effect flooring' radiator.

LANDING
Deep built-in storage cupboard.

BEDROOM 2
9'1 x 8'8 (2.77m x 2.64m)
Double glazed window to front; radiator.

BEDROOM 3
9'4 x 6'3 (2.84m x 1.91m)
Double glazed window to front; radiator.

SHOWER ROOM
Fully tiled walls; built-in shower with fitted glass shower screen; fitted wash basin.

TOP FLOOR LANDING
Radiator.

BEDROOM 1
15'2 x 8'10 (4.62m x 2.69m)
Two double glazed windows to rear; range of fitted wardrobes to one wall; radiator.

BATHROOM
Modern suite comprising panelled bath; fitted wash basin with vanity storage under; WC; fully walls and flooring; heated towel rail.

GARDEN
approx 49' x 22' (approx 14.94m x 6.71m)
A delightful terraced garden, beautifully paid out featuring three distinct levels for seating/entertaining.

PARKING
Driveway to front providing off street parking for one car.

COUNCIL TAX
London borough of Bromley - Band E

LOCATION
What3words: ///tribune.camps.fades

Maguire Baylis

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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.