



98 Durham Road
Shortlands, Bromley, BR2 0SR
£700,000 Freehold EPC: D

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this well presented mid-terrace 1930's built family house forming part of a attractive tree-lined residential road.

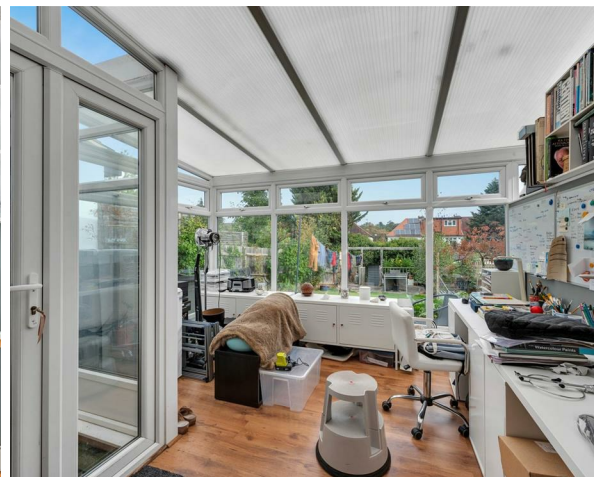
The property, which provides spacious accommodation over three floors, is conveniently located within easy reach of both Bromley South and Shortlands main-line stations, plus Bromley town centre. For families, there are several well-regarded schools nearby including the Highfield schools.

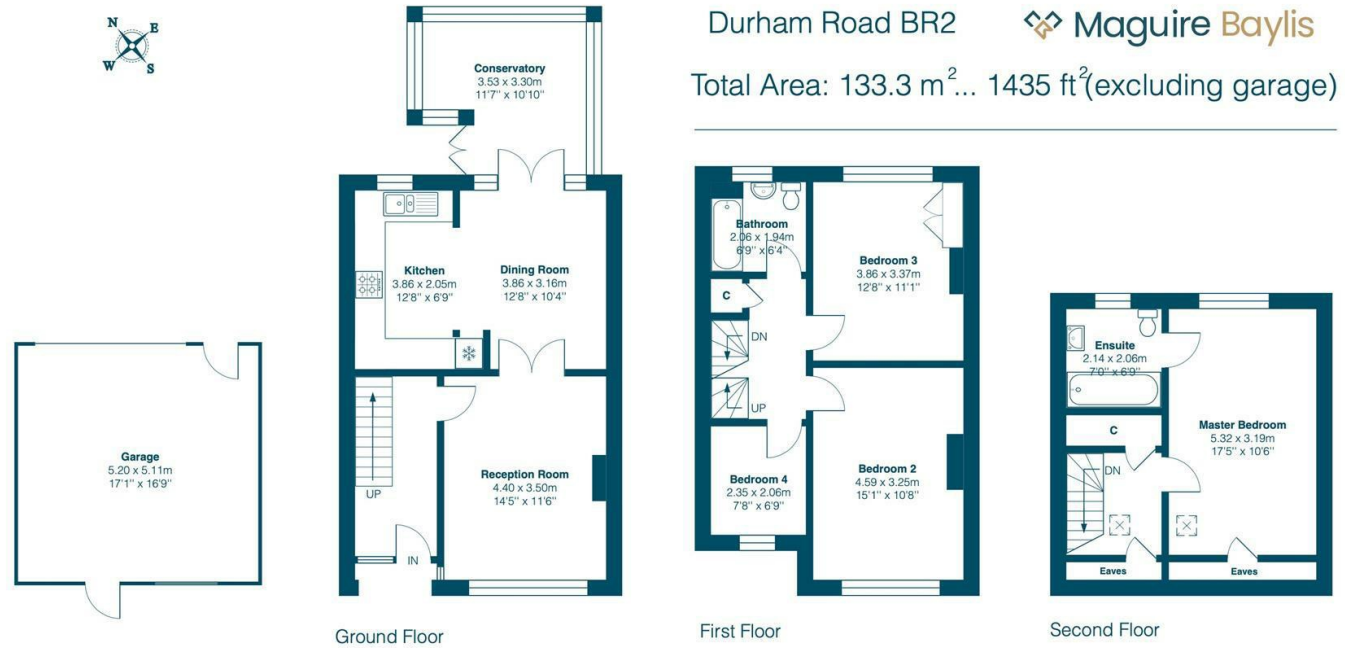
Internally, the accommodation comprises a welcoming entrance hallway; a spacious living room with feature stone fireplace; an impressive 17'6 fitted kitchen/diner with built-in oven and hob; double glazed conservatory to rear. The first floor offers three bedrooms - two good size doubles plus a single room - and a family bathroom. On the top floor, a loft conversion allows for a large master bedroom leading to a well presented en-suite bathroom.

Outside, there are attractive gardens to the front and rear, the rear providing a main area of lawn and mature borders.

Further benefits include recently installed leaded light double glazed windows to the majority of the rooms. There is also a large double garage at the rear of the garden approached via a rear access road.

- EXTENDED 1930's TERRACED FAMILY HOME
- FOUR BEDROOMS - TWO BATHROOMS
- SPACIOUS FITTED KITCHEN/DINER
- SEPARATE LIVING ROOM WITH FEATURE FIREPLACE
- DOUBLE GLAZED CONSERVATORY
- ATTRACTIVE GARDENS TO FRONT & REAR
- LARGE DOUBLE GARAGE AT REAR
- HIGHLY POPULAR ROAD - EASY REACH STATIONS & TOWN CENTRE
- CLOSE TO SEVERAL WELL-REGARDED SCHOOLS
- EPC - BAND D





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.

ENTRANCE PORCH

Covered entrance porch with porch light; quarry tiled flooring.

HALLWAY

Original part glazed front door with leaded light windows to side and above; picture rails and wall panelling; useful understairs storage cupboard; radiator; wood effect flooring.

LOUNGE

14'5 x 11'5 (4.39m x 3.48m)

Almost full width double glazed leaded light window to front; feature stone fireplace with gas fire; wood effect flooring; fitted book shelves within recess; radiator; double panelled door to:

KITCHEN/DINER

17'6 x 12'8 (5.33m x 3.86m)

A spacious room featuring a comprehensive range of modern fitted units with worktops to three walls; inset stainless steel sink unit; fitted gas hob with extractor hood over; electric oven; spaces for appliances; wall mounted gas combi boiler; tiled flooring to kitchen area. Dining area with wood effect flooring; double glazed French doors leading to conservatory.

CONSERVATORY

11'7 x 11'4 (overall) (3.53m x 3.45m (overall))

Double glazed windows to rear and side; double glazed French door leading to garden; wood effect flooring; two radiators.

FIRST FLOOR LANDING

Built-in storage/airing cupboard; stairs to top floor.

BEDROOM 2

14'6 x 10'7 (4.42m x 3.23m)

Double glazed window to front; picture rails; radiator; fitted double wardrobe.

BEDROOM 3

12'7 x 11' (3.84m x 3.35m)

Double glazed window to rear; original tiled fireplace; fitted double wardrobe; radiator.

BEDROOM 4

7'8 x 6'9 (2.34m x 2.06m)

Double glazed window to front; radiator.

FAMILY BATHROOM

Double glazed window to rear; suite comprising panelled bath with electric shower over and folding shower screen; pedestal wash basin; WC; part tiled walls; radiator.

TOP FLOOR LANDING

Velux skylight window to front; two useful built-in storage cupboards.

BEDROOM 1

19'2 x 10'5 (5.84m x 3.18m)

Double glazed window to rear, plus Velux skylight window to front; radiator; built-in eaves storage to front. Door to:

EN SUITE BATHROOM

Double glazed window to rear; modern suite comprising panelled bath; pedestal wash basin; WC; part tiled walls; period style radiator/towel rail; extractor fan.

GARDEN

45'11" (14)

Attractive gardens to the front and rear of the property, the rear featuring a main area of lawn with tree/shrub borders; paved seating area; outside tap.

GARAGE

16'6 x 16'6 (5.03m x 5.03m)

Detached double garage to rear with up and over door; door to garden; light and power.

COUNCIL TAX

London Borough of Bromley - Band E



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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.