



4 Derwent Court 41 Cumberland Road

Bromley, BR2 0PN

**£395,000 Share of Freehold EPC: C**

 **Maguire Baylis**





## Spacious Two-Bedroom Maisonette in Prime Bromley Location – Chain Free

Situated on a highly sought-after residential road, this spacious upper-floor maisonette offers well-proportioned living space with excellent potential.

The property features two double bedrooms, an impressive 21' living room, and a bright, double-aspect fitted kitchen. The bathroom includes both a bath and a separate shower for added convenience.

Further benefits include a private section of the garden, a garage to the rear, and a useful loft space with potential for conversion (STPP).

Ideally positioned within easy reach of Bromley South mainline station and the vibrant town centre, this chain-free home presents a fantastic opportunity for buyers seeking space, convenience, and future potential.

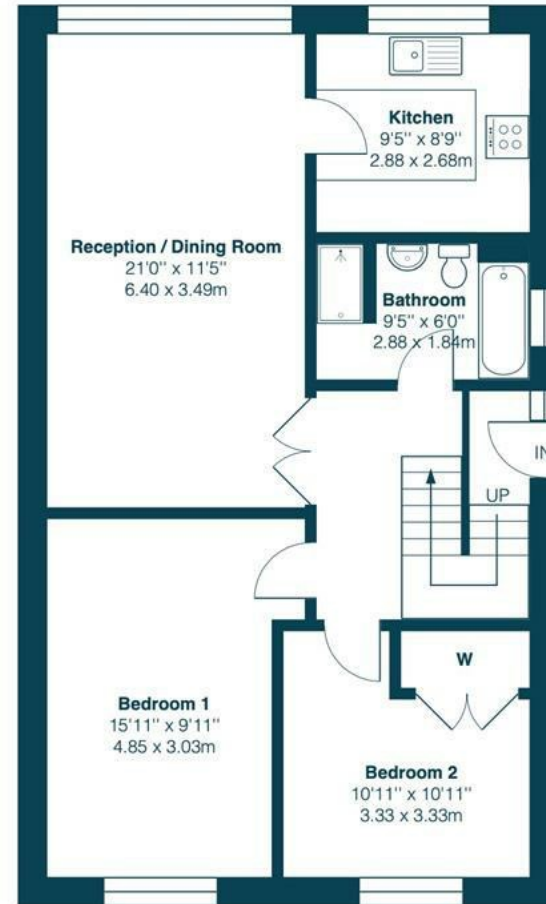
- SPACIOUS UPPER FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- IMPRESSIVE 21' LIVING ROOM
- DOUBLE ASPECT FITTED KITCHEN
- BATHROOM WITH BATH & SEPARATE SHOWER
- PRIVATE SECTION OF GARDEN
- GARAGE AT REAR \*\* USEFUL LOFT SPACE
- EASY REACH BROMLEY SOUTH & TOWN CENTRE
- HIGHLY SOUGHT AFTER RESIDENTIAL ROAD
- CHAIN FREE SALE





## Cumberland Road, BR2

Approximate Gross Internal Area = 801 sq ft / 74.4 sq m



Ground Floor

 Maguire Baylis

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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### GROUND FLOOR ENTRANCE

Own front door leading to entrance lobby on ground floor with stairs to first floor.

### HALLWAY

A bright and spacious hallway with double glazed window to side; access to loft space; built-in double coats/storage cupboard.

### LIVING ROOM

21' x 11'5" (6.40m x 3.48m)

Full width double glazed window to rear; radiator. Door to kitchen.

### KITCHEN

9'4" x 8'9" (2.84m x 2.67m)

Double glazed windows to rear and side; fitted with a range of wood effect wall and base units with worktops to three walls; inset stainless steel sink unit; cooker, washing machine and fridge/freezer to remain. Wall mounted gas combi boiler.

### BEDROOM 1

16' x 10' (4.88m x 3.05m)

Double glazed window to front; radiator.

### BEDROOM 2

11' x 11' (max) (3.35m x 3.35m (max))

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

### BATHROOM

Double glazed window to side; four piece suite comprising panelled bath; pedestal wash basin; WC; walk-in shower cubicle; fully tiled walls and flooring.

### GARDEN

approx 42'7" x 26'2" (approx 13m x 8m)

Private section of garden to the rear, mainly lawn and with a small timber shed.

### GARAGE

Single private garage to rear. Fourth along from the left.

### LEASE & SERVICE CHARGES

LEASE - 981 years remaining

SERVICE CHARGES - Shared, as and when

GROUND RENT - nil

### COUNCIL TAX

London Borough of Bromley - Band D

### LOCATION

What3words: ///storms.vocab.builds



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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.