



38 Durham Road

Bromley, BR2 0SW

£700,000 Freehold EPC: D

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market this extended 1930s Family Home in Prime Location

Situated on a highly sought-after road within easy reach of local stations and the vibrant Bromley town centre, this well-presented five-bedroom, two-bathroom terraced home offers generous and flexible accommodation ideal for family living.

The property features a spacious fitted kitchen/diner, perfect for everyday living and entertaining, alongside a separate, comfortable living room. There are five good-sized bedrooms arranged over the upper two floors, serviced by two bathrooms.

Outside, the home boasts attractive front and rear gardens, with a detached garage accessed via the rear. Beyond the garage is a further section of garden – a versatile space ideal for use as an allotment, children's play area.

The location is particularly popular with families, being close to several well-regarded schools including Highfield, and offers an excellent balance of residential calm and convenient access to amenities and transport links.

- EXTENDED 1930's TERRACED FAMILY HOME
- FIVE BEDROOMS – TWO BATHROOMS
- SPACIOUS FITTED KITCHEN/DINER
- SEPARATE LIVING ROOM
- ATTRACTIVE GARDENS TO FRONT & REAR
- DETACHED GARAGE AT REAR
- HIGHLY POPULAR ROAD – EASY REACH STATIONS & TOWN CENTRE
- CLOSE TO SEVERAL WELL-REGARDED SCHOOLS





Durham Road, BR2

Approximate Gross Internal Area = 1301 sq ft / 120.8 sq m

Garage Area = 161 sq ft / 15.0 sq m

Approximate Total Area = 1462 sq ft / 135.8 sq m

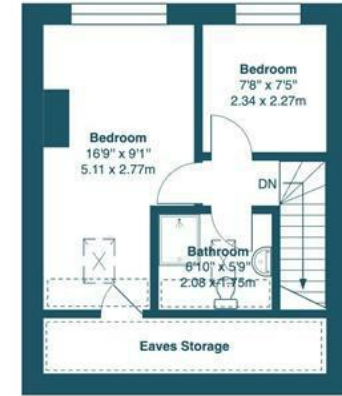
 Maguire Baylis



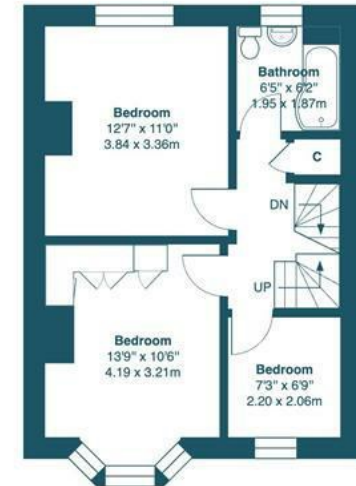
Outbuilding



Ground Floor



Second Floor



First 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

Enclosed porch with double glazed sliding door; tiled flooring; light.

HALLWAY

Original part glazed front door and leaded light window to front; radiator; built-in understairs cupboard; stairs to first floor.

LOUNGE

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

Double glazed window to front; radiator; picture rails.

KITCHEN/DINER

17'5 x 12'8 (5.31m x 3.86m)

Double glazed French doors to rear and window to rear; kitchen fitted with a good range of wall and base units with worktops to two walls plus granite topped breakfast bar; built-in oven and hob; integrated dishwasher; radiator.

FIRST FLOOR LANDING

Stairs to top floor; built-in airing cupboard housing hot water cylinder.

BEDROOM 2

13'8 x 10'6 (4.17m x 3.20m)

Double glazed window to front; range of fitted wardrobes; radiator.

BEDROOM 3

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

Double glazed window to rear; radiator.

BEDROOM 4

7'2 x 6'9 (2.18m x 2.06m)

Double glazed window to front; radiator; wood effect flooring.

BATHROOM

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

TOP FLOOR

BEDROOM 1

16'9 x 9'1 (max) (5.11m x 2.77m (max))

Double glazed window to rear plus skylight window to front; built-in eves storage cupboard; radiator.

SHOWER ROOM

Double glazed Velux Skylight window to front; suite comprising shower cubicle; pedestal wash basin; WC; tiled flooring; part tiled walls.

BEDROOM 5

7'8 x 7'5 (2.34m x 2.26m)

Double glazed window to rear; wood effect flooring; radiator.

GARDEN

The garden is in two sections, the main garden being approx 50' and laid to lawn with mature tree and shrub borders. Paved patio area; outside tap. Gate to rear. The second section of garden is located behind the garage and extends to around 45'.

GARAGE

15'9 x 9'4 (4.80m x 2.84m)

Detached garage with light and power. Approached via shared rear access driveway.

LOCATION

What3words: ///Shark.chairs.hangs

COUNCIL TAX

London Borough of Bromley - Band E



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.