# 31b Highland Road

Shortlands, Bromley, BR1 4AA

**£500,000 Freehold  EPC: Band D**

Maguire Baylis

Guide Price: £500,000 - £525,000. Maguire Baylis are pleased to present this impressive three-bedroom townhouse, ideally situated on the ever-popular Highland Road, offering convenient access to both Bromley town centre and Shortlands Village, with local shops, well-regarded schools and mainline stations all within easy reach.

Well presented throughout, the property provides bright and well-planned accommodation arranged over three floors. The ground floor comprises a welcoming entrance hallway with useful storage, alongside access to the integral garage.

To the first floor, the spacious living room enjoys a pleasant rear aspect and opens into a full-width double-glazed conservatory, creating an excellent additional reception space overlooking the garden. The recently refitted kitchen is stylishly appointed with a range of contemporary matt white units, integrated appliances and ample work surface space. A convenient cloakroom/WC completes this floor.

The top floor offers three well-proportioned bedrooms, all benefiting from built-in wardrobes, together with a modern family bathroom.

Outside, the property features a large driveway to the front providing off-street parking and access to the integral garage. To the rear, there is an attractive, recently landscaped garden enjoying a good degree of seclusion and providing an ideal space for relaxing or entertaining.

Highland Road is well placed for a range of local amenities, including Bromley town centre, Shortlands Village and excellent transport links via nearby stations. Families are well served by highly regarded local schools, including Valley Primary School, while the open spaces of Beckenham Place Park, with its popular swimming lake, events programme and scenic walks, are just a short distance away.

- IMPRESSIVE TOWN HOUSE
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- THREE BEDROOMS WITH FITTED WARDOBES
- SUPERB BRAND NEW FULLY INTEGRATED KITCHEN
- LARGE RECEPTION ROOM
- DOUBLE GLAZED CONSERVATORY
- GREAT LOCATION - EASY REACH SHORTLANDS/BROMLEY
- LANDSCAPED REAR GARDEN
- DRIVEWAY & INTEGRAL GARAGE
- CHAIN FREE SALE

Highland Road BR1

Total Area: 116.5 m² ... 1254 ft²

All measurements are approximate and for display purposes only

Ground Floor

First Floor

Second Floor

**ENTRANCE PORCH**
Outside light; storage cupboard for dustbin etc with water tap.

**ENTRANCE HALLWAY**
Part glazed front door; wood effect flooring; large built-in coats/storage cupboard; stairs to upper floors.

**LANDING**
Radiator; stairs to top floor.

**LOUNGE**
16'5 x 15'1 (max overall) (5.00m x 4.60m (max overall))
Double glazed French doors leading to conservatory to rear; double glazed window to rear; wood effect flooring; radiator.

**KITCHEN**
9' x 8'2 (2.74m x 2.49m)
A newly fitted and stylishly appointed kitchen featuring a comprehensive range of matt finished white wall and base units with grey worktops to three walls; inset stainless steel sink unit; built-in double oven; induction hob; range of integrated appliances comprising dishwasher, washing machine, tumble dryer, fridge/freezer. Wood effect flooring; corner carousel units.

**WC**
Double glazed window to front; modern suite comprising concealed cistern WC; fitted wash basin; tiled flooring; cupboard housing gas combi boiler; further shelved storage cupboard.

**CONSERVATORY**
12' x 9' (3.66m x 2.74m)
Double glazed French doors to garden; double glazed windows to three sides, plus glazed vaulted roof; radiator; tiled flooring.

**TOP FLOOR LANDING**
Vaulted ceiling with high level double glazed window to front; high level storage cupboards.

**BEDROOM 1**
12'5 (to wardrobes) x 10'3 (3.78m (to wardrobes) x 3.12m)
Two double glazed windows to front; built-in mirror fronted wardrobes; radiator; deep built-in storage cupboard.

**BEDROOM 2**
10' x 7'10 (3.05m x 2.39m)
Double glazed window to rear; built-in single wardrobe.

**BEDROOM 3**
10'10 x 6'9 (3.30m x 2.06m)
Double glazed window to rear; radiator; fitted wardrobe.

**BATHROOM**
Fitted with a modern and luxuriously appointed suite comprising: panelled bath with built-in shower over and glass shower screen; fitted wash basin; WC; tiled flooring; part tiled walls.

**GARDEN**
approx 25' (approx 7.62m)
An attractive rear garden featuring a main area of lawn with a full width paved patio area; border with specimen shrubs.

**GARAGE/PARKING**
Driveway to front providing off street parking for two cars. Integral single garage with up and over door.

**COUNCIL TAX**
London Borough of Bromley - Band E

**LOCATION**
What3words: ///rare.light.burn


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The Property Ombudsman

**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.