

# 33B Highland Road

Bromley, BR1 4AA

**£550,000 Freehold  EPC: Band D**

Maguire Baylis







Guide Price: £550,000 - £575,000.
Maguire Baylis are delighted to present this beautifully presented three/four bedroom townhouse, ideally situated on the ever-popular Highland Road, offering spacious and versatile accommodation arranged over three floors.

The property has been thoughtfully improved by the current owners and is presented in excellent decorative order throughout, creating a home ready to move straight into. The bright and welcoming first floor provides the principal living accommodation, with a generous reception room opening directly onto the rear garden via bi-fold doors, together with a stylish open-plan kitchen/dining room that forms the heart of the home.

The upper floor offers three well-proportioned bedrooms, all served by a contemporary family bathroom, whilst the ground floor provides a particularly versatile additional bedroom or home office, complete with cloakroom/WC, making it ideal for guests, older children or those working from home.

Outside, the rear garden enjoys a sunny aspect and has been designed for ease of maintenance, providing an attractive space for both relaxing and entertaining. To the front is a private driveway together with an integral garage, offering excellent parking and storage.

Highland Road is a highly regarded residential location, ideally positioned for convenient access to both Bromley town centre and Shortlands Village, with their excellent range of shops, restaurants, cafés and mainline stations. Families are particularly well served by a choice of highly regarded local schools, including Valley Primary School, while the extensive open spaces of Beckenham Place Park, with its popular swimming lake, woodland walks and year-round events, are all within easy reach.

- BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM TOWNHOUSE
- SPACIOUS & VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS
- STYLISH OPEN-PLAN KITCHEN/DINING ROOM
- GENEROUS RECEPTION ROOM WITH BI-FOLD DOORS TO GARDEN
- GROUND FLOOR BEDROOM/HOME OFFICE WITH CLOAKROOM/WC
- CONTEMPORARY FAMILY BATHROOM
- PRIVATE REAR GARDEN IDEAL FOR ENTERTAINING ** DRIVEWAY PARKING
- USEFUL GROUND FLOOR WC
- EASY REACH OF BROMLEY TOWN CENTRE & SHORTLANDS STATION
- CLOSE TO WELL-REGARDED SCHOOLS & BECKENHAM PLACE PARK



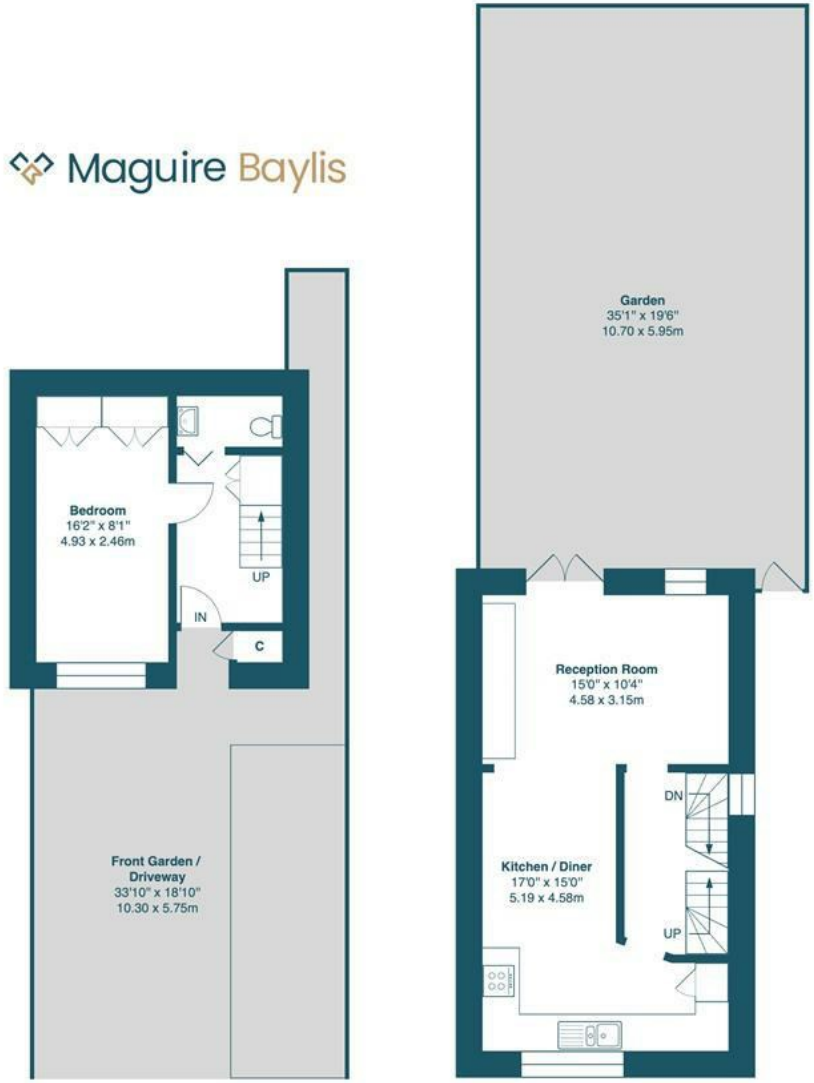




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# Highland Road, BR1

Approximate Gross Internal Area:
1068 sq ft / 99.2 sq m




Ground Floor First Floor Second Floor

This floor plan was produced using RICS measurements standards 2nd edition.
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. No liability is accepted for any errors.
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**ENTRANCE PORCH**
Covered front porch; built-in storage cupboard.

**HALLWAY**
Stairs to upper floors. Doors to bedroom 4 and downstairs WC.

**DOWNSTAIRS WC**

**BEDROOM 4**
Window to front; built-in wardrobes.

**LANDING**

**LOUNGE**
Bi-folding doors leading to garden; bespoke fitted storage/shelving to one wall. Open plan to kitchen/diner.

**KITCHEN/DINER**
Window to front; kitchen fitted with a comprehensive range of Shaker style wall and base units with integrated appliances.

**TOP FLOOR LANDING**
Built-in storage cupboard.

**BEDROOM 1**
Two windows to front; built-in wardrobes.

**BEDROOM 2**
Window to rear.

**BEDROOM 3**
Window to rear.

**BATHROOM**
Fitted with a modern, well appointed suite featuring bath with built-n shower over.

**GARDEN**
35' (10.67m)
An attractive garden providing low maintenance, full width paved patio plus area of artificial lawn. Side access via gate.

**DRIVEWAY**
Off street parking to front.

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

**LOCATION**
What3words: ///impose.boom.pram

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
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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.