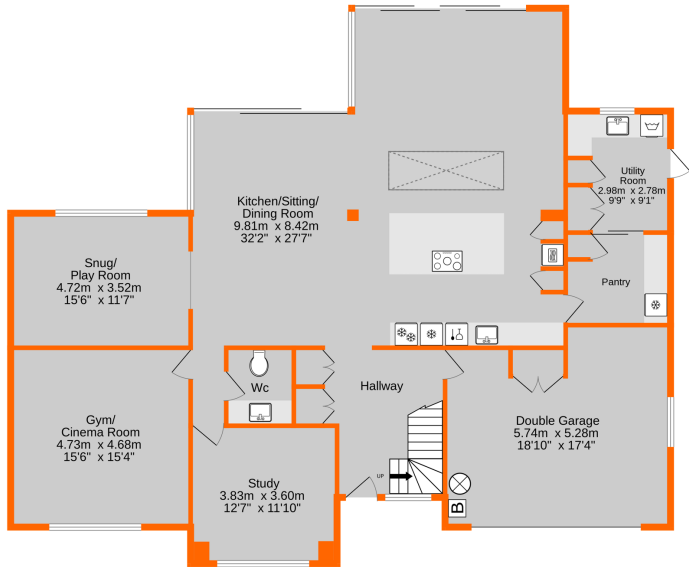


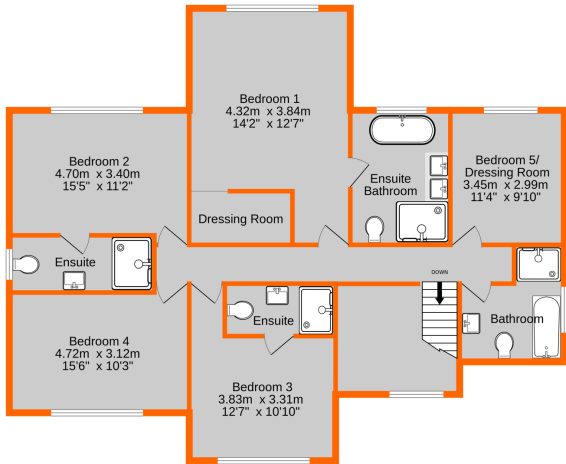
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Ground Floor
191.4 sq.m. (2060 sq.ft.) approx.



1st Floor
125.2 sq.m. (1348 sq.ft.) approx.



TOTAL FLOOR AREA : 316.6 sq.m. (3408 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Viewing by appointment with our West Wickham Office - 020 8460 7252

48 Durham Avenue, Bromley, Kent BR2 0QG

Guide Price £2,500,000 Freehold

- Stunning Five Double Bedroom Detached.
- Sought After Conservation Area.
- Four Bath Or Shower Rooms.
- Wide 94' Frontage & 0.5 Acre Plot.
- Accommodation of 3400 Sq. Ft.
- Impressive Kitchen/Dining/Sitting Room.
- Study & Gym/Cinema Room.
- Attention To Detail & EPC Rating B.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
For further details please visit our website - www.proctors.london



George Proctor & Partners trading as Proctors

48 Durham Avenue, Bromley, Kent BR2 0QG

Stunning five double bedroom detached family home, extended to an extremely high specification with accommodation of about 3,400 sq.ft. in a Conservation Area about 0.7 of a mile from Bromley South Station. Magnificent 32'2 x 27'7 open plan kitchen/dining/sitting room with Leicht fitted kitchen including Caesarstone worktops and Siemens Studioline appliances, enjoying access to the extensive terrace via sliding double glazed doors. Additional pantry and spacious utility room plus playroom/snug, study and GYM/CINEMA ROOM. Four white suite bath or shower rooms (three en suite), which along with the downstairs cloakroom are appointed by C P Hart, whilst the main bedroom also has a walk in wardrobe. Majority of ground floor has Havwoods wide plank engineered wood flooring with underfloor heating and column style radiators upstairs. Aluminium framed double glazing and huge attention to detail with stylish low energy lighting give this home an EPC B rating, which is extremely rare. Impressive plot of about 0.5 of an acre with wide (94ft) frontage, integral double garage and 205ft L-shaped rear garden with steps to the lawn from the stunning Porcelain tiled terrace.

Location

This property is in the section of Durham Avenue between South Hill Road and Cumberland Road and is a conservation area. Local schools include Highfield Infant and Juniors, St Mark's Primary, Harris Primary Academy and Langley Park Secondary schools. Bus services pass along Cumberland Road and Westmoreland Road. Bromley High Street and Bromley South Station with fast (about 18 minutes) and frequent services to London are about 0.7 of a mile away. There are shops at the junction of Westmoreland Road and Pickhurst Lane. South Hill Woods and Bowling Club can be accessed off Tootswood Road.



Ground Floor

Hallway

4.11m x 2.78m including staircase (13' 6" x 9' 1") Tiled floor with underfloor heating, ceiling downlights, two double bespoke cloaks/shoe cupboards, door to garage, double glazed led light front window, opening to:

Kitchen/Sitting/Dining Room

8.42m reducing to 5.78m (19') x 9.81m (27' 7" x 32' 2") Fabulous open plan L shape room with a set of floor to ceiling triple and double sliding double glazed doors to rear and two double glazed side windows, Havwoods wide plank engineered wood flooring, recessed downlights, double glazed ceiling lantern, recessed LED lighting, back-lit display for TV.

Kitchen

Leicht fitted kitchen with off white and wooden wall and base units and drawers, Caesarstone quartz engineered concrete worktop including to the large island unit with a breakfast bar and Siemens Studioline appliances. Induction hob with integrated extractor, Siemens tall fridge and freezer, Blanco sink with a black mixer tap and matching splash back to the worktop, two tall black storage units, two Siemens electric ovens with a warming drawer beneath and microwave oven, Siemens dishwasher, concealed lighting beneath walls units

Pantry

2.73m x 1.97m (8' 11" x 6' 6") Tall larder unit and drawers, Corian worktop, wine fridge, recessed downlights, Havwoods wide plank engineered wood flooring, pocket doors to:

Utility Room

2.98m x 2.78m (9' 9" x 9' 1") Double glazed led light rear window, double glazed door to side, plumbing/space for washing machine, space above for tumble dryer, three tall white storage units, Corian worktop with white cupboards beneath, Franke sink with a brushed steel mixer tap, recessed downlights, Havwoods wide plank engineered wood flooring, Xpelair extractor fan

Snug/Playroom

4.72m x 3.52m (15' 6" x 11' 7") Double glazed led light rear window, recessed ceiling downlights, Havwoods wide plank engineered wood flooring

Gym/Cinema Room

4.73m x 4.68m (15' 6" x 15' 4") Double glazed led light front window, recessed ceiling downlights, commercial grade gym flooring (could be cinema room)

Study

3.83m x 3.60m (12' 7" x 11' 10") Double glazed led light front window, Havwoods wide plank engineered wood flooring, recessed downlights,

Cloakroom

1.84m x 1.71m (6' 0" x 5' 7") Duravit white concealed cistern low level wc., wash basin on a Carrera marble worktop, two walls fully tiled, Havwoods wide plank engineered wood flooring, two ceiling downlights, Xpelair extractor fan

First Floor

Landing

9.36m x 0.98m (30' 9" x 3' 3") Havwoods wide plank engineered wood flooring, recessed downlights, column style radiator, loft access

Bedroom 1

4.32m x 3.84m plus door recess 1.62m deep (5' 4") (14' 2" x 12' 7") Double glazed led light rear window, recessed downlights, column style radiator, opening to:

Dressing Room

2.62m x 1.47m (8' 7" x 4' 10") Recessed downlights

En Suite Bathroom

3.22m x 2.59m (10' 7" x 8' 6") Double glazed led light rear window, tiled walls and floor, white freestanding bath with a black freestanding mixer tap/hand shower, twin Corian sinks each having two drawers beneath, Duravit concealed cistern low level wc., black ladder style radiator, tiled shower with a glass door, black shower, hand shower and controls, ceiling downlights, extractor fan

Bedroom 2

4.7m x 3.40m (15' 5" x 11' 2") Double glazed led light rear window, column style radiator, recessed downlights, door to:

En Suite Shower

3.48m x 1.49m (11' 5" x 4' 11") White Duravit concealed cistern low level wc., rectangular wash basin with a drawer beneath, tiled shower with a white shower tray, glass sliding door, black shower, hand shower and controls, black ladder style radiator, double glazed led light side window, tiled walls and floor, ceiling downlights, Xpelair extractor fan

Bedroom 3

3.83m x 3.31m plus door recess 1.42m (4' 8") deep (12' 7" x 10' 10") Double glazed led light front window, column style radiator, recessed downlights, door to:

En Suite Shower 2

2.44m x 1.16m (8' 0" x 3' 10") Tiled shower with a white shower tray, black shower, hand shower, controls and a glass sliding door, Duravit white concealed cistern low level wc., wash basin with a drawer beneath, black ladder style radiator, tiled floor and walls, Xpelair extractor fan, ceiling downlights

Bedroom 4

4.72m x 3.12m (15' 6" x 10' 3") Double glazed led light front window, column style radiator, recessed downlights

Bedroom 5/Dressing Room

3.45m x 2.99m (11' 4" x 9' 10") Double glazed led light rear window, column style radiator, recessed downlights

Bathroom

3.09m reducing to 2m (6' 7") x 2.65m (10' 2" x 8' 8") Double glazed led light side window, white double ended bath, Duravit concealed cistern low level wc., rectangular wash basin with a drawer beneath, black column style radiator, fully tiled shower with black shower, hand shower and controls, ceiling downlights, Xpelair extractor fan

Outside

Front Garden

Brick wall to front, granite shingle in and out drive, block pavior path to front of house, lawn area, raised bed

Double Garage

5.74m x 5.28m reducing to 4.30m plus cupboard (14' 1") (18' 10" x 17' 4") Insulated electric Hormamm up and over door, hot water tank, Vaillant boiler, water tap, upright column style radiator, EV fast car charging point, lights, double cupboard for home hub and consumer units, double glazed side window

Rear Garden

62.70m x 29.40m reducing to 24.70 (81') to rear of house (205' x 96') L shape garden with double gates to one side, outside power points and lighting, Porcelain non slip terrace on two levels across the rear of the house and path to one side with gate to front, outside tap, raised beds, two sets of steps down to the garden, laid mainly to lawn, conifer trees, L shape hardstanding for a shed

Additional Information

Council Tax

London borough of Bromley – Band G. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage