

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

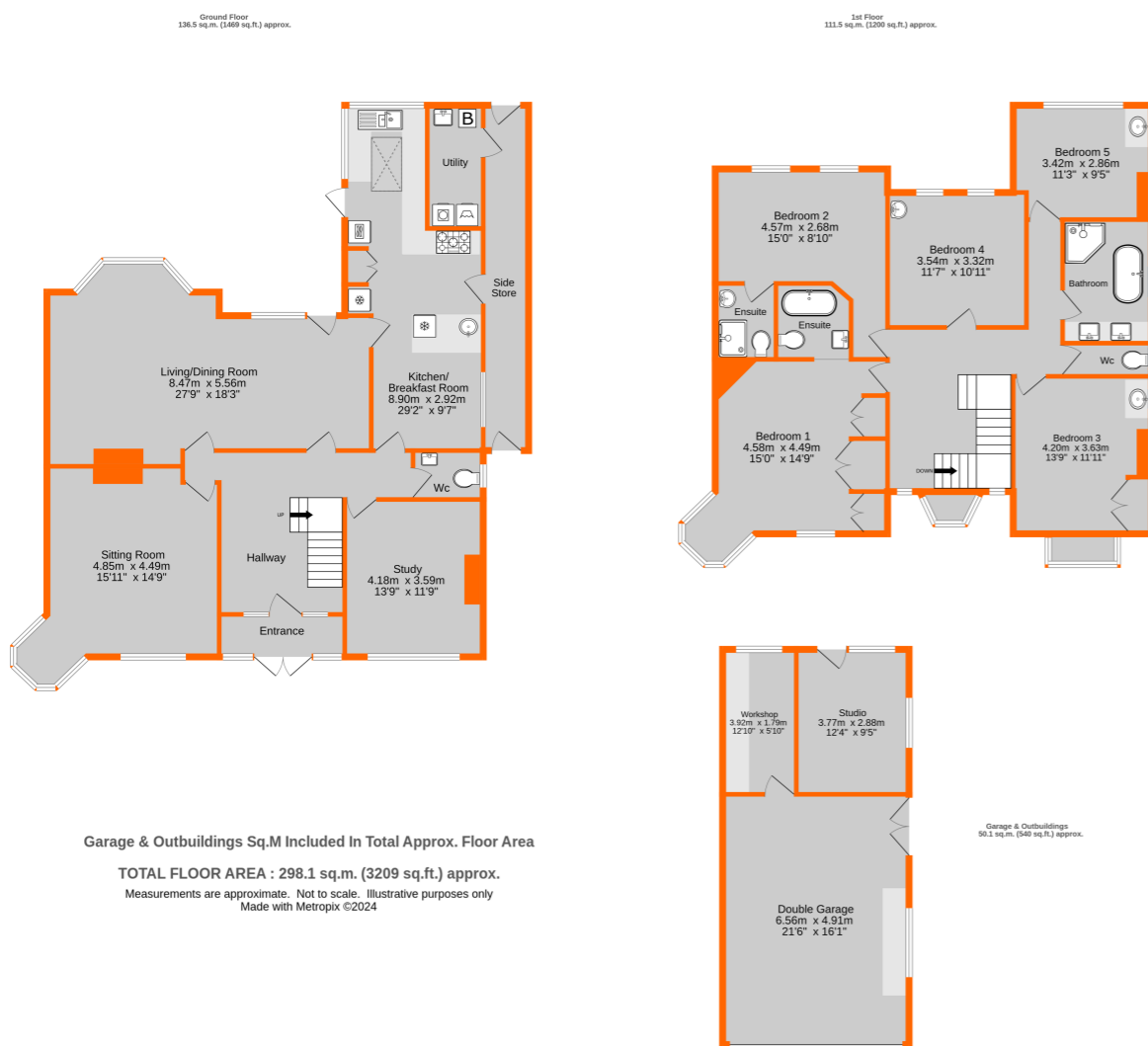


Viewing by appointment with our West Wickham Office - 020 8460 7252

42 Durham Avenue, Bromley, Kent BR2 0QB

£1,750,000 Freehold

- Impressive 1908 Built Family Home.
- Three Delightful Reception Rooms.
- Abundance Of Character Throughout.
- Double Garage & Workshop.
- Five Double Bedrooms.
- Two Bathrooms & En Suite Shower.
- Attractive 157' x 68' Rear Garden.
- Popular Road Being Conservation Area.



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.
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42 Durham Avenue, Bromley, Kent BR2 0QB

Proctors West Wickham are delighted to offer this eminent five double bedroom detached family home, coming to the market for the first time in over 30 years. Built in 1908, in the Arts and Crafts style, on a generous plot of about 0.37 of an acre. Sought after road within a conservation area, about 0.7 of a mile from Bromley South Station and High Street and ideally placed for local schools and shops. This property has an abundance of charm and character including stained glass windows, cornicing, original oak strip flooring and has a striking turret bay window to the sitting room and main bedroom. There are three impressive reception rooms, including the generous 27' 9" x 18' 3" (max) living/dining room, which overlooks the rear garden. The 29' 2" kitchen/breakfast room has a good range of fitted units, granite work surfaces and plenty of space for a table. Off the magnificent hallway, which has a turned staircase, is the white suite cloakroom. There are two bathrooms (one en-suite), both having a cast iron roll top bath and a separate shower to the family bathroom. The second bedroom has an en-suite shower room. Detached double garage with a work shop and from the garden there is a door to the studio/home office. The attractive 157' x 68' rear garden has a split level terrace, a loggia with an awning, shaped lawn, established mature shrub/flower borders and trees and a timber gazebo with heaters for summer dining.

Location

This property is in the section of Durham Avenue between South Hill Road and Cumberland Road. Local schools include Highfield Infant and Juniors, St Mark's Primary School and Harris Primary Academy. 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 Victoria 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

Entrance

Via part glazed leaded light double doors to enclosed porch, leaded light front windows, part stained glass leaded light front door to:

Hallway

4.42m x 2.95m (14' 6" x 9' 8") Double radiator, oak strip flooring, coat recess, under stairs cupboard with light and steps down (ideal wine storage), dado rail, plate rail

Cloakroom

1.38m x 1.25m (4' 6" x 4' 1") Side window, white low level wc. and pedestal wash basin, panelled walls up to the plate rail

Study

4.18m x 3.59m (13' 9" x 11' 9") Secondary glazed leaded light front window, picture rail, oak strip flooring, cast iron fireplace with tiled slips and a polished wood fire surround, low level double cupboard with shelving above to one alcove, shelving to other alcove, glass cupboard with a stained glass window to the kitchen, double radiator

Sitting Room

4.85m x 4.49m plus turret (15' 11" x 14' 9") Secondary glazed leaded light turret bay window, secondary glazed leaded light front windows, brick fireplace with a coal effect gas fire, three walls panelled up to the plate rail, cornice, double radiator

Living/Dining Room

8.47m x 5.56m into alcoves reducing to 3.52m (11' 7") (27' 9" x 18' 3") A delightful room with leaded light rear bay window, cornice, oak strip flooring, tiled fireplace with a coal effect gas fire and painted fire surround, three double radiators with covers, leaded light sash window and part glazed leaded light door to garden

Kitchen/Breakfast Room

8.9m x 2.92m reducing to 2.18m (7' 2") (29' 2" x 9' 7") Secondary glazed rear and side windows, double glazed ceiling lantern, stable door to garden. Appointed with a good range of cream fitted wall and base units and drawers including a double larder unit, granite work surfaces, 1 1/2 stainless steel sink with a drainer cut into the granite, brushed steel mixer tap, space for fridge/freezer, space for range style oven with an extractor unit above, Smeg stainless steel steam oven, second round stainless steel sink with a brushed steel mixer tap, integrated Neff dishwasher, space for wine fridge, two double wooden fronted base units, radiator, picture rail, two part stained glass leaded light side windows, part glazed leaded light part stained glass door to:

Side Store

6.72m x 1.16m (22' 1" x 3' 10") Poly-carbonate roof, door to front and rear, door to: UTILITY 2.85m x 1.22m (9' 4" x 4' 0") having a butler sink, wall mounted Worcester boiler, plumbing/space for washing machine with space above for tumble dryer, light

First Floor

Landing

4.45m x 2.94m (max) (14' 7" x 9' 8") L shape plus 4.22m x 0.86m (13' 10" x 2' 10") Secondary glazed leaded light part stained glass front bay window, double radiator, cornice, picture rail, dado rail, access to large loft space via wooden ladder, lights, door to room/storage with floorboards, clothes rail and hot water tank, further storage

Bedroom 1

4.58m including wardrobes x 4.49m plus turret (15' 0" x 14' 9") Secondary glazed front leaded light window, secondary glazed leaded light turret bay window, two double radiators, three double fitted wardrobes with high level double cupboards above, cornice, opening to:

En Suite Bathroom

2.25m reducing to 1.75m (5' 9") x 1.73m (7' 5" x 5' 8") Cast iron roll top bath on claw and ball feet with a chrome mixer tap/hand shower, pedestal wash basin, low level wc, part tongue and groove panelling to the walls with mirrors above, chrome ladder style radiator

Bedroom 2

4.57m x 2.68m plus walkway 2.42m (7' 11") long (15' 0" x 8' 10") Two rear sash windows, double radiator, cornice, door to:

En Suite Shower Room

1.80m x 1.50m (max) (5' 11" x 4' 11") White low level wc. and pedestal wash basin, tiled shower with a chrome shower, sliding/folding door and white shower tray, chrome electric ladder style radiator

Bedroom 3

4.2m x 3.63m (13' 9" x 11' 11") Leaded light front bay window with a deep sill, cornice, built in shallow double wardrobe to one alcove, side window, white wash basin with a double cupboard beneath, radiator

Bedroom 4

3.54m x 3.32m into alcoves (11' 7" x 10' 11") Two sash windows to rear, pedestal wash basin, radiator, cornice

Bedroom 5

3.42m x 2.86m (11' 3" x 9' 5") Window to rear, coving, white wash basin in a wood effect vanity unit, radiator

Bathroom

3.19m x 2.26m (10' 6" x 7' 5") Double glazed side window, cast iron roll top bath on claw and ball feet with a chrome mixer tap/hand shower, twin white Ideal standard wash basins with two double and three single cupboards beneath, chrome towel rail/column radiator, ceiling spot lights, part tiled walls, tiled corner shower with a white shower tray, chrome shower and hand shower and a glass door

Separate W.C.

2.28m x 0.90m (7' 6" x 2' 11") White low level wc., radiator, side window

Outside

Rear Garden

48m x 20.85m (157' x 68') The current owners landscaped the garden about twelve years ago. Crazy paved terrace on two levels to rear of the house, covered Loggia seating area with awning to the rear of the dining area, crazy paved path either side of the garden, established shrub borders and trees, shaped lawn, side access between house and garage with a gate to front garden, timber gazebo with heaters, two side windows, fir tree area, compost area and wild flower area to rear of the garden, timber shed, water tap

Studio/Home Office

3.77m x 2.88m (12' 4" x 9' 5") Door from garden, side and rear windows, lights

Double Garage

6.56m x 4.91m (21' 6" x 16' 1") Electric up and over door, side, front and rear windows, lights, power points, pitched tiled roof, door to: Workshop 3.92m x 1.79m (12' 10" x 5' 10") rear window, strip light, power points

Additional Information

Council Tax

London Borough of Bromley - Band G