

TOTAL FLOOR AREA : 1300sq.ft. (120.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment with our West Wickham Office - 020 8460 7252

38 Durham Road, Bromley, Kent BR2 0SW

£665,000 Freehold

- Extended 4/5 Bedroom Family Home.
- White Bathroom & Shower Room.
- 0.5 Mile Bromley South Station.
- Additional 52' Garden Plus Garage.
- 17' 6" Kitchen/Dining Room.
- Loft Conversion With Two Bedrooms.
- Attractive 65' Rear Garden.
- Convenient Primary & Junior Schools.



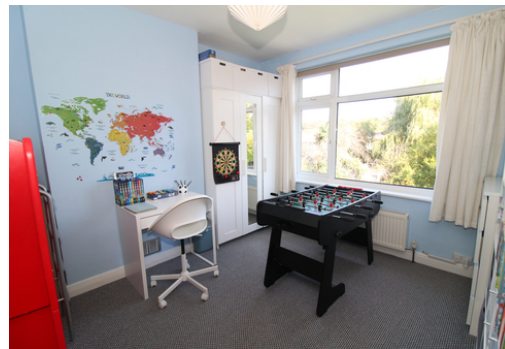
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38 Durham Road, Bromley, Kent BR2 0SW

Extended four/five bedroom 1930's built mid terrace family home, about 0.5 of a mile from Bromley South Station and in a convenient location for a number of primary and junior schools. 17' 6" kitchen/dining room with double glazed doors to the garden, ideal for entertaining. Kitchen with red and grey fitted units and drawers and some integrated appliances and delightful living room off the hallway. Three bedrooms to the first floor and white suite bathroom having a shaped shower bath. The main bedroom has fitted wardrobes and there are two further bedrooms, one making an ideal study and the white suite shower room, to the loft conversion. Attractive 65' rear garden with a crazy paved terrace, steps down to the garden, laid mainly to lawn and a rear access gate to the vehicular access road. Beyond the vehicular access road is the single garage and a further area of garden with lawn and trees. Gas fired heating with radiators and double glazing. Extension potential to the rear, subject to planning permission.

Location

Durham Road runs between Westmoreland Road and Queen Anne Avenue. Bromley High Street is about 0.5 of mile away with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. Shortlands Station and shops in Shortlands Village are about 0.7 of a mile away. Local schools include Highfield Infant and Juniors, Harris Primary Academy, St Mark's Primary and Ravensbourne Secondary school. There are shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Westmoreland Road. Norman Park can be accessed at the junction of Hayes Lane (Bromley) and Mead Way. Queensmead Recreation Ground is off Queensmead Road.



Ground Floor

Entrance Porch

Via double glazed sliding patio door to enclosed porch with double glazed front window and part glazed front door to:

Hallway

3.6m x 1.73m (11' 10" x 5' 8") Double radiator, coving, leaded light front window, understairs cupboard housing electric and gas meters

Living Room

4.41m x 3.50m (14' 6" x 11' 6") Double glazed front window, double radiator, coving, picture rail, glass block windows to kitchen

Kitchen/Dining Room

5.33m into alcoves x 3.85m (17' 6" x 12' 8") Dining Area - Double glazed doors and windows to rear, wall and base cupboards and two drawers to each alcove with granite effect laminate work surface over the drawers, wall tiling between work surface and wall units, double radiator, ceiling downlights, picture rail
Kitchen - Red and grey wall and base units and drawers, granite and overlaid granite work tops, space for fridge/freezer, Hotpoint electric oven and stainless steel five burner gas hob, plumbing/space for washing machine, integrated Bosch dishwasher, double glazed rear window, white ceramic 1 1/2 sink and drainer with a chrome mixer tap, ceiling downlights, wall unit housing the Ideal Classic boiler, splashback tiling

First Floor

Landing

Staircase to second floor, airing cupboard housing the hot water tank with slatted shelves above

Bedroom 1

4.17m into bay x 3.21m into alcove (13' 8" x 10' 6") Double glazed front bay window, radiator, coving, fitted wardrobes to one corner of the room

Bedroom 2

3.85m x 3.36m into alcoves (12' 8" x 11' 0") Double glazed rear window, double radiator

Bedroom 3

2.20m x 2.07m (7' 3" x 6' 9") Double glazed front window, radiator, wood effect laminate flooring

Bathroom

1.95m x 1.88m (6' 5" x 6' 2") Double glazed rear window, white suite of shaped shower/bath with a chrome shower and controls over to one end, low level w.c. and pedestal wash basin, tiled walls, chrome ladder style radiator, tiled floor, Dimplex warm air heater

Second Floor

Second Floor Landing

Small landing with wood effect laminate flooring

Bedroom 4

5.11m x 2.73m reducing to 1.99m (6' 6") (16' 9" x 8' 11") L shape room with double glazed front Velux window, double glazed rear window, double radiator, eaves storage cupboard

Bedroom 5/Study

2.30m x 2.27m (7' 7" x 7' 5") Double glazed rear window, radiator, wood effect laminate flooring

Shower Room

Double glazed front Velux window, white low level w.c. and pedestal wash basin, tiled shower with a chrome shower, door and white shower tray, tiled floor, radiator, two ceiling spotlights, extractor fan

Outside

Rear Garden

19.90m x 5.60m (65' x 18') Crazy paved terrace, outside tap, steps down to lawn area, crazy paved path, rear access gate, timber shed

Front Garden

Lawn area, hedges, crazy paved path

Garage

With up and over door, approached via rear vehicular access. Behind the garage is further garden about 15.85m long plus the garage (52') with lawn and trees. This area could be made into a children's play area or vegetable garden.

Additional Information

Council Tax

London borough of Bromley – Band E. 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