



Approximate Area = 696 sq ft / 64.6 sq m

For identification only - Not to scale



Viewing by appointment with our Bromley Office - 020 8460 4166

35c Highland Road, Bromley, Kent BR1 4AA

Offers In Region Of £340,000 Leasehold

- Two Double Bedrooms
- Large Lounge/Diner
- No Onward Chain
- Close To Stations
- Modern Kitchen and Shower Room
- Private Garden
- First Floor Maisonette
- Short Walk To Local Schools

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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35c Highland Road, Bromley, Kent BR1 4AA

Offered to the market with no onward chain, is this spacious, two double bedroom maisonette, located within a popular road close to all local amenities. With private entrance leading to the first floor, there is a welcoming entrance hall, large lounge/diner, modern fitted kitchen and updated shower room with new suite. The property has the benefit of two double bedrooms. From the landing there is a large loft. Private garden to the front, enjoying a southerly aspect with lawn and decked patio area.

Location

Highland Road is off Beckenham lane just a short walk to Valley Primary School and Queensmead recreation ground. Shortlands Station with connections into Blackfriars and London Victoria is 0.4 of a mile away. Beckenham Place Park with its open water swimming lake and woodland walk is within 1 mile away.



Ground Floor

Hallway

Glazed hardwood door into hallway, stairs to first floor.

First Floor

Landing

Radiator, built in storage cupboard, wood laminate flooring, access to loft.

Lounge/Diner

5.82m x 3.04m (19' 1" x 10' 0") Double glazed bay window to front, radiator, wood laminate flooring, coved cornice.

Kitchen

3.43m x 2.34m (11' 3" x 7' 8") Double glazed window to front and side, fitted with a range of white wall and base units, worktops over, stainless steel sink and mixer tap, integrated electric oven and gas hob, space for washing machine and fridge/freezer, radiator.

Bedroom 1

4.30m x 3.04m (14' 1" x 10' 0") Double glazed window to rear, radiator, coved cornice.

Bedroom 2

3.28m x 3.17m (10' 9" x 10' 5") Double glazed window to rear, radiator, built in storage cupboard.

Shower Room

Double glazed window to rear, shower enclosure with chrome shower, wash hand basin, low level w/c, heated towel rail, tiled walls.

Outside

Front Garden

Law with decked area, shrubs, storage shed.

Additional Information

Tenure

Lease - Started 09/12/1955 - Expires 24/03/2144 - TBC
Maintenance - N/A - TBC
Ground Rent - £100.00 per annum - TBC

Council Tax

London Borough of Bromley Band C
For the current rate please visit: bromley.gov.uk/council-tax/council-tax-guide

Broadband and Mobile

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

Agents Notes

Details of lease, maintenance etc, should be checked with your legal representative prior to exchange of contracts.