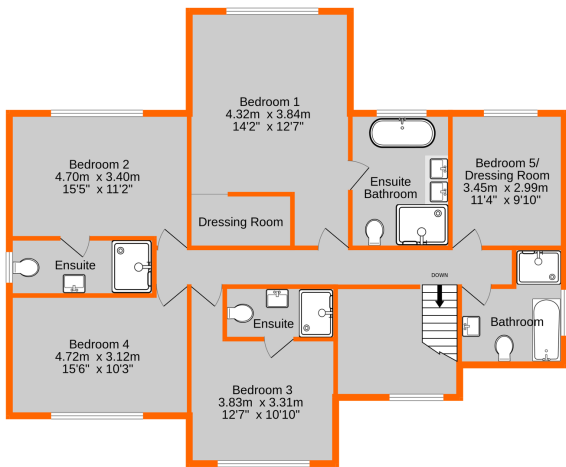
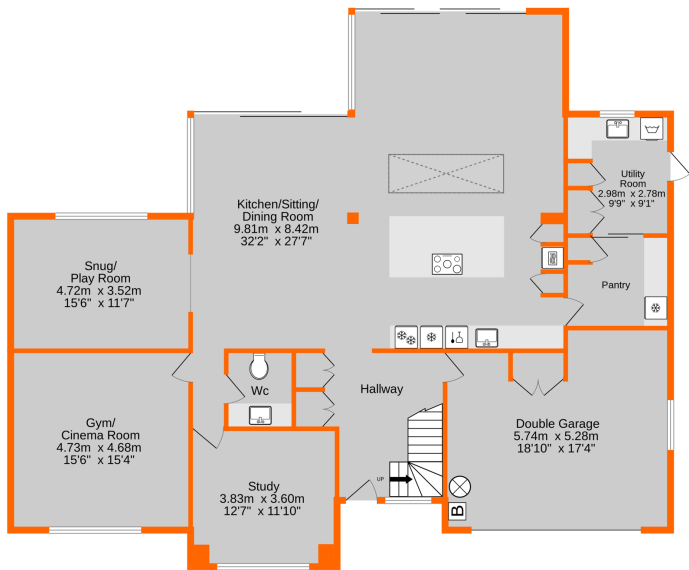


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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 £2,750,000 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.
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48 Durham Avenue, Bromley, Kent BR2 0QG

Stunning, extended to an extremely high specification, five double bedroom detached family home, offering accommodation of about 3400 sq. ft., in this sought after road, being a Conservation area about 0.7 of a mile from Bromley South Station. Impressive 32' 2" x 27' 7" kitchen/dining/sitting room with two sets of double glazed sliding doors to the raised terrace. Fitted Leicht kitchen with Caesarstone quartz concrete worktops, an island unit with breakfast bar and Siemens Studioline kitchen appliances. Off the dining area is the playroom/snug and off the kitchen is the pantry and spacious utility room. Study, cloakroom and gym/cinema room plus the integral double garage complete the ground floor. Four white suite bath or shower rooms (three en suite), which along with the cloakroom are appointed by C P Hart and the main bedroom has a walk in wardrobe. The majority of the ground floor has Havwoods wide plank engineered wood flooring and the ground floor has underfloor heating, with the first floor having column style radiators. The double glazing is in aluminium frames and the attention to detail with stylish low energy lighting, including recessed downlights, gives this home an EPC B rating, which is extremely rare. 205' L shape rear garden with Porcelain tiled raised terrace and two sets of steps down to the garden, which is laid mainly to lawn. About 0.5 acre plot and 94' frontage.

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 leded 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 leded 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 leded 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 leded 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 leded 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 leded 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 leded 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 leded 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 leded 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 leded 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 leded light front window, column style radiator, recessed downlights

Bedroom 5/Dressing Room

3.45m x 2.99m (11' 4" x 9' 10") Double glazed leded 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 leded 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