

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(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 Bromley Office - 020 8460 4166

101 Highland Road, Bromley, Kent BR1 4AA

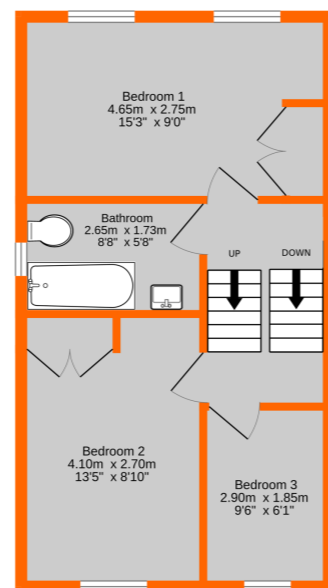
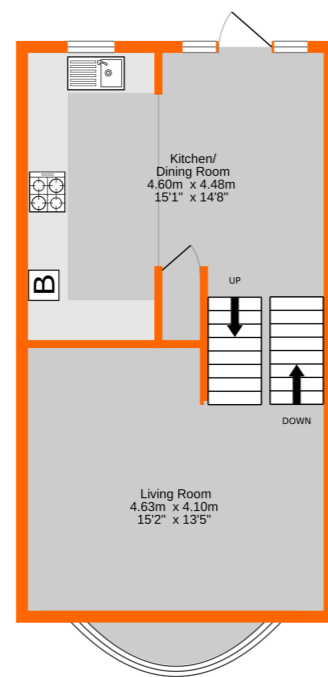
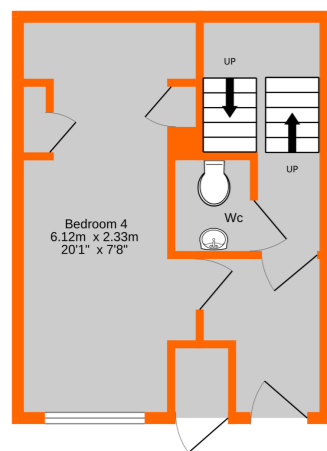
£575,000 Freehold

- 3/4 Bedroom End Terraced
- Short Walk To Shortlands Station
- Tiered Garden With Terrace
- Off Street Parking
- Open Plan Kitchen/Dining Room
- Updated Heating System
- Close To Valley Primary School
- Strip Wooden Flooring

Ground Floor

First Floor

Second Floor



TOTAL FLOOR AREA : 111.0 sq.m. (1195 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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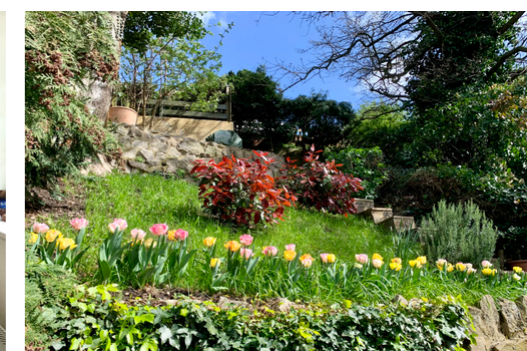
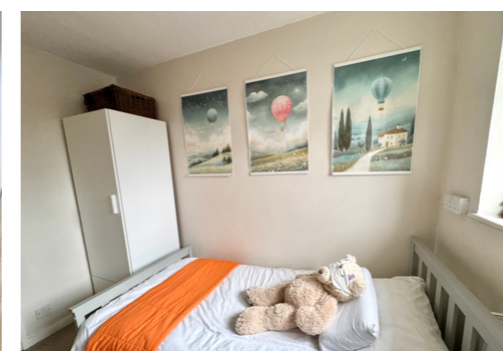
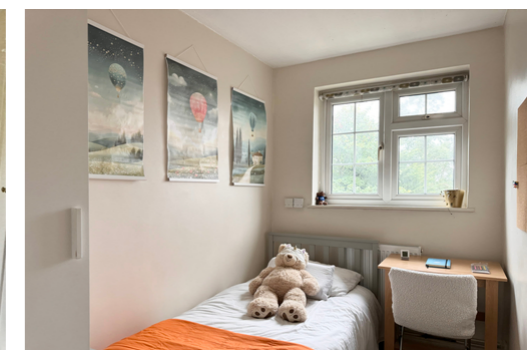


101 Highland Road, Bromley, Kent BR1 4AA

Spacious 1960s 3/4 bedroom end terraced townhouse being ideally situated for the popular Valley school and Shortlands station. Having been updated over recent years the property is arranged over three floors and has a converted garage creating a fourth bedroom/study, downstairs cloakroom, delightful lounge with large bay window and polished stripped flooring, modern open plan kitchen/dining room with cream fitted wall and base units, opening out to the rear patio, and a tiered rear garden with mature grapevine and a raised terrace with roof top views, ideal for relaxing. Three bedrooms and family bathroom with double glazed window. The heating system has been updated with Wi-Fi enabled combi boiler and updated radiators. Off street parking and double glazing.

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

Ground Floor

Outside storage cupboard, UPVC glazed door into:-

Entrance Hall

Wood laminate flooring, radiator.

Bedroom 4

6.12m x 2.33m (20' 1" x 7' 8") Double glazed window to front, wood laminate flooring, built in double storage cupboard with water tap, additional cupboard with gas meter.

Cloakroom

2.08m x 1.09m (6' 10" x 3' 7") 1.89m x 1.19m (6' 2" x 3' 11") Back to wall low level w.c with push flush, glass circular sink with chrome mixer tap, wooden countertop extractor, tiled flooring.

Stairs to First Floor landing

Built in storage cupboard.

First Floor

Lounge

4.63m x 4.10m (15' 2" x 13' 5") Double glazed bay window to front with deep windowsill, stripped wooden flooring, wall radiator, radiator. Stairs to:-

Kitchen / Dining Room

4.60m x 4.48m (15' 1" x 14' 8") Kitchen area - Double glazed window to rear, range of cream fitted wall and base units, worktops over, stainless steel gas hob and electric oven, space for washing machine and dishwasher, sink with chrome mixer tap, water filter tap, splash back tiling to walls, tiled flooring, integrated fridge/freezer, under pelmet lighting.

Dining area - Double glazed door to rear garden, radiator, polished and stripped flooring, built in storage cupboard with storage space. Stairs to:-

Stairs to Second Floor

Dado rail, high level storage cupboard.

Second Floor

Bedroom 2

4.10m x 2.70m (13' 5" x 8' 10") Double glazed window to front, built in double wardrobe with hanging and storage space, radiator, additional storage cupboard.

Bedroom 3

2.90m x 1.84m (9' 6" x 6' 0") Double glazed window to front, radiator.

Bedroom 1

4.65m x 2.76m (15' 3" x 9' 1") Two double glazed windows to rear overlooking rear garden, radiator, built in double wardrobe with hanging space and storage above, window blinds.

Bathroom

2.65m x 1.73m (8' 8" x 5' 8") Double glazed window to side, shower bath with glass covered screen, chrome wall mounted shower, chrome hand held mixer shower, low level w.c., wash basin with chrome mixer tap, chrome heated towel rail, tiled flooring, spot lighting.

Outside

Rear Garden

Paved patio with BBQ area, retaining wall with steps up to raised garden with lawn, mature shrubs, paved seating area with mature trees, outside tap, shed.

Front

Off street parking for one car.

Additional Information

Council Tax

London Borough of Bromley Band E - £2382.98 for 2024/25