

Sinclair  Hammelton



ASKING PRICE

**£650,000**

**Pembroke Road**

Bromley, BR1 2RT

## PROPERTY SUMMARY

Sinclair Hammerton are proud to present this beautifully presented four bedroom family home. Conveniently located being in close proximity to both Bickley and St George's primary schools and Bickley Station. Internally, the accommodation comprises: a welcoming entrance hallway, a spacious reception room, a separate dining room and a modern fitted kitchen. On the first floor, there are two double bedrooms, including a master bedroom with a walk-in wardrobe/dressing room, along with a well-appointed family bathroom. The second floor offers two additional bedrooms, perfect for growing families or those in need of extra space for guests or a home office. Externally, the property features a well-maintained southerly-facing rear garden, part paved and part lawned, accessed via the conservatory. EPC: D

4



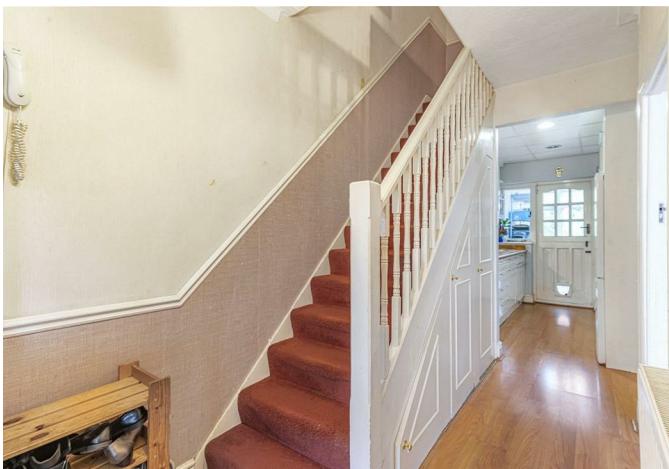
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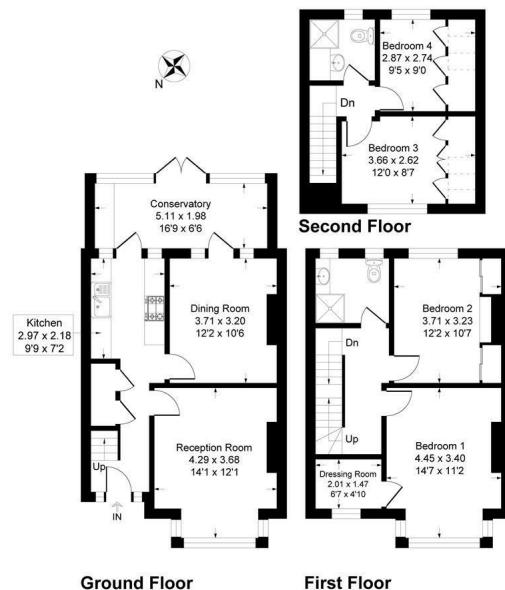






### Pembroke Road, BR1

Approximate Gross Internal Area = 121.9 sq m / 1312 sq ft



Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planx

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	74
EU Directive 2002/91/EC		

**EPC RATING: D COUNCIL TAX BAND: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Sinclair  Hammelton**

#### OFFICE ADDRESS

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#### OFFICE DETAILS

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