



Sinclair Hammelton

OFFERS IN EXCESS OF

£475,000

Hillcrest Road

, BR1 4SA

PROPERTY SUMMARY

Sindair Hammelton are proud to bring to the market this three bedroom terraced house with off-street parking. It is conveniently located on a quiet residential road close to local bus routes and train stations, being just 0.6 miles from Grove Park and 0.9 miles from Sundridge Park. The property features a bright entrance hallway leading into a spacious open-plan kitchen, dining and living area. On the first floor there is a principal bedroom with built-in wardrobe storage, a further double bedroom overlooking the garden, a single bedroom and a family bathroom. Externally, the property offers a generous rear garden mainly laid to lawn, with a patio seating area and a shed to the rear.

EPC: C

Freehold

COUNCIL TAX - C

Construction - Traditional brick

Mains Services - Gas & Electricity - Octopus, Sewerage and metered Water supply - Thames

Heating System - Gas radiators

Broadband - Virgin

Mobile coverage - Good

Restrictive covenants - No

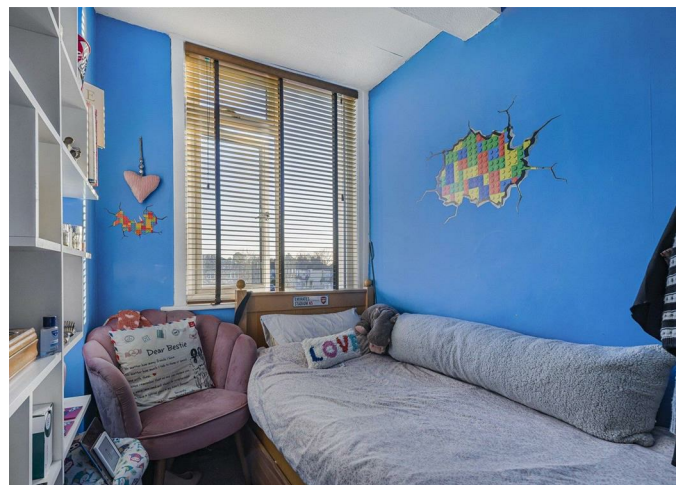
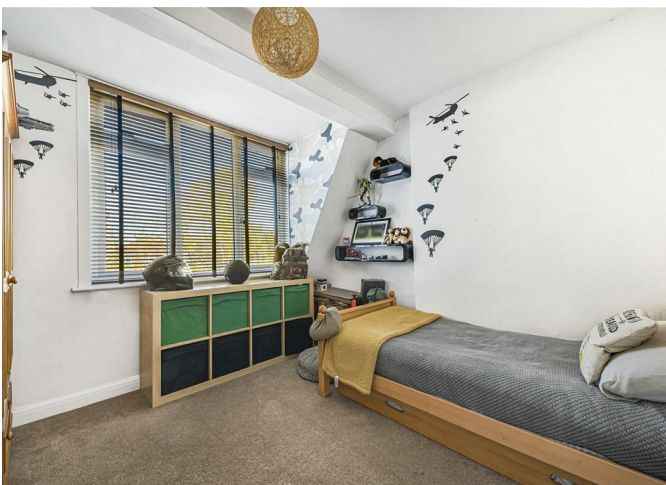
3



1



1

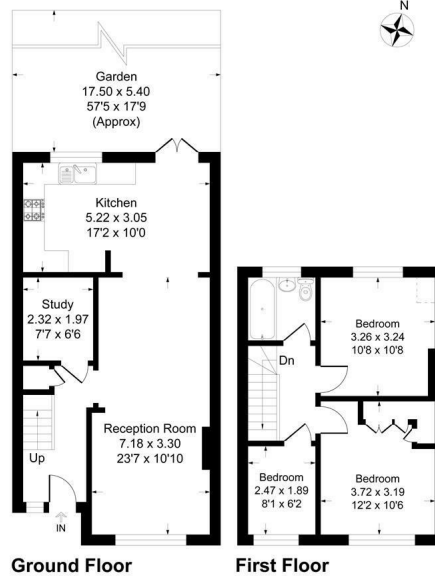






Hillcrest Road, BR1

Approximate Gross Internal Area 89.9 sq m / 968 sq ft



3

1

1

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	EU Directive 2002/91/EC	

EPC RATING: C COUNCIL TAX BAND: C

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
23 High Street
Bromley
Kent
BR1 1LG

OFFICE DETAILS
0208 464 5566
info@sinclairhammelton.co.uk