



ASKING PRICE

**£550,000**

**Hillside Road**

Bromley, BR2 0ST

## PROPERTY SUMMARY

Situated in a sought-after and highly convenient location, this three bedroom, two reception room, two bathroom property offers spacious and well-balanced accommodation, ideal for families and professionals alike. Upon entering the property, you'll find a downstairs W/C to your right and a generously sized kitchen/dining area to your left. The home also benefits from an additional separate reception room, perfect for entertaining or use as a second lounge or office space, which leads out to a low-maintenance garden. Upstairs, the property boasts three well-proportioned bedrooms and a modern family bathroom, offering practical and comfortable living. This home is ideally located just a short distance from both Shortlands and Bromley South stations, providing excellent transport links into Central London. Numerous regular bus routes also connect the surrounding area. Bromley town centre is close by and features a wide range of popular shops, bars, restaurants, cafés, and leisure facilities, including a cinema. The area is also well-served by highly regarded schools, including Harris Primary Academy, Bishop Challoner School, Valley Primary School, and the outstanding-rated Highfield School. EPC: C

3



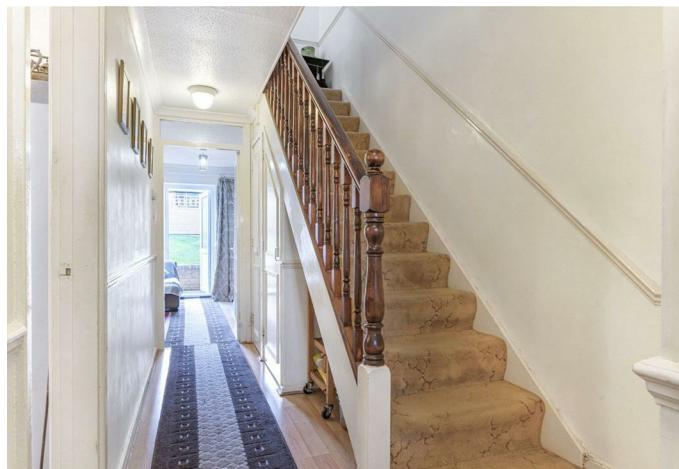
2



1

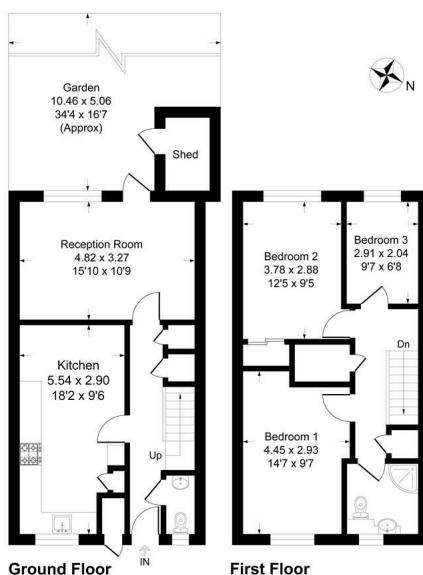






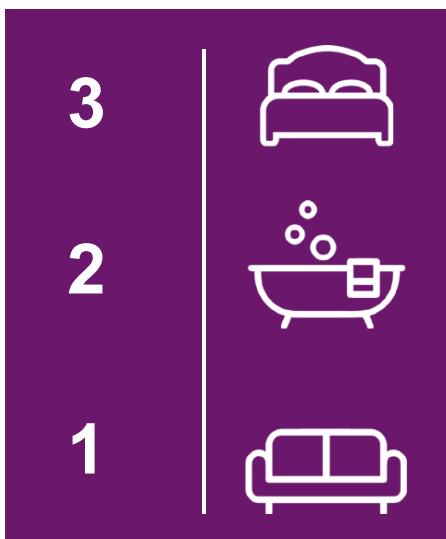
### Hillside Road, BR2

Approximate Gross Internal Area 87.8 sq m / 945 sq ft



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 Planpix



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 89        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 74      |           |
| EU Directive 2002/91/EC                     |         |           |

**EPC RATING: C 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