



GUIDE PRICE

£425,000

Chatterton Road

Bromley, BR2 9QE

PROPERTY SUMMARY

Guide price £425,000-£450,000 This truly charming three bedroom cottage is ideally situated in the highly sought-after Chatterton Village. Offering a rare opportunity to acquire a unique home in a desirable location, this delightful property is full of character and has fantastic potential to extend (subject to the usual planning consents), thanks to its generous front, side, and rear gardens. The accommodation is well laid out and full of natural light. Upon entering, you are welcomed by an inviting hallway featuring a bright and welcoming hallway, cosy living room offers the perfect space to relax, while the separate dining room to the rear flows seamlessly into a modern, newly fitted kitchen ideal for both everyday living and entertaining. A stylish, contemporary bathroom completes the ground floor. Upstairs, the first-floor landing is bright and airy, leading to three well-proportioned bedrooms, each offering its own charm and character, along with pleasant views over the surrounding area. The layout offers flexibility for growing families, those looking to work from home or buyers seeking a property with scope to enhance further. Externally, the home benefits from a well-sized patio to the side and rear, ideal for outdoor dining and summer gatherings. The rear garden is mostly laid to lawn providing a lovely, private space to enjoy. With plenty of room to grow, the outdoor space is a standout feature and adds to the long-term appeal of the property. Located within a friendly and community-focused area, Chatterton Village is known for its charming streets, independent shops, cafes and excellent transport links. Popular schools and green spaces are also within easy reach, making this an ideal choice for families and professionals alike. This is a wonderful opportunity to secure a characterful home with bags of

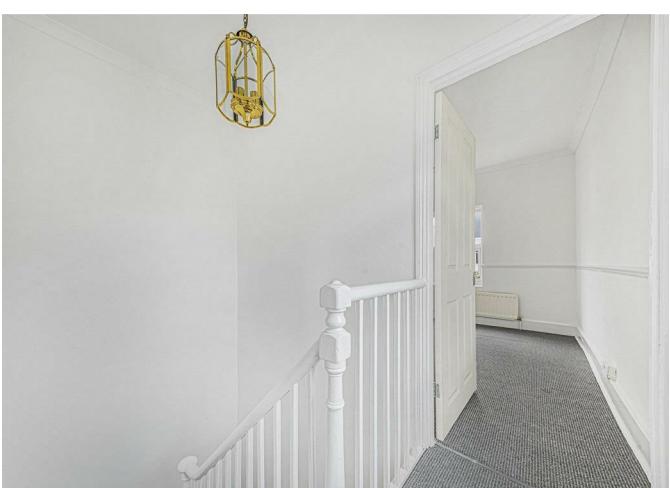
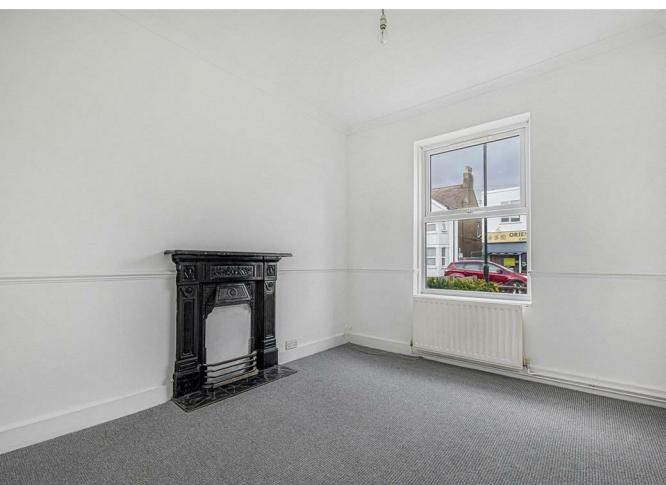
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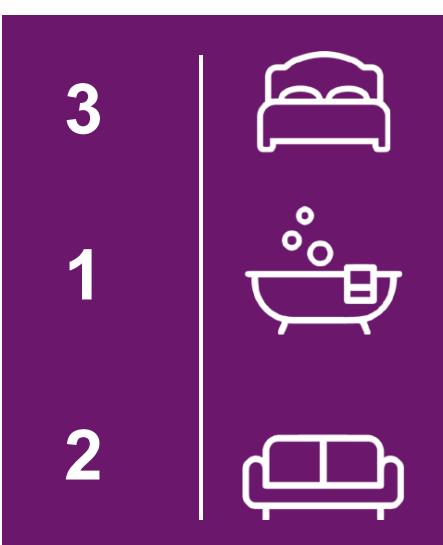
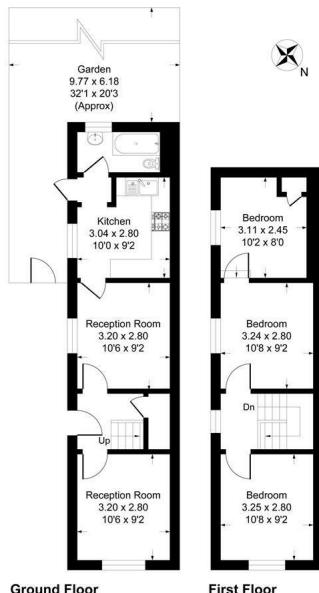






Chatterton Road, BR2

Approximate Gross Internal Area 68.6 sq m / 739 sq ft



| 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 | 63 | 78 |
| 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

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