

OFFERS IN EXCESS OF

£600,000

Great Elms Road

Bromley, BR2 9NE

PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this delightful three double bedroom family home offering approximately 1,348 sq ft of well-proportioned living accommodation. Conveniently located close to local bus routes, schools and parks, the property is just 0.6 miles from Bromley South Station, providing fast and frequent services into London Victoria in under 20 minutes.

The ground floor comprises a welcoming entrance hallway, a bright living room featuring a bay window and log burner, and a dining room leading through to a spacious fitted kitchen. To the rear is a further reception room and wc, creating flexible living space ideal for modern family life.

To the first floor are two generous double bedrooms and a stylish four-piece family bathroom. The second floor offers a principal bedroom complete with an en-suite bathroom.

Externally, the property benefits from a private rear garden, mainly laid to lawn with a patio seating area, while to the front there is off-street parking. Viewing is highly recommended to fully appreciate all this home has to offer.

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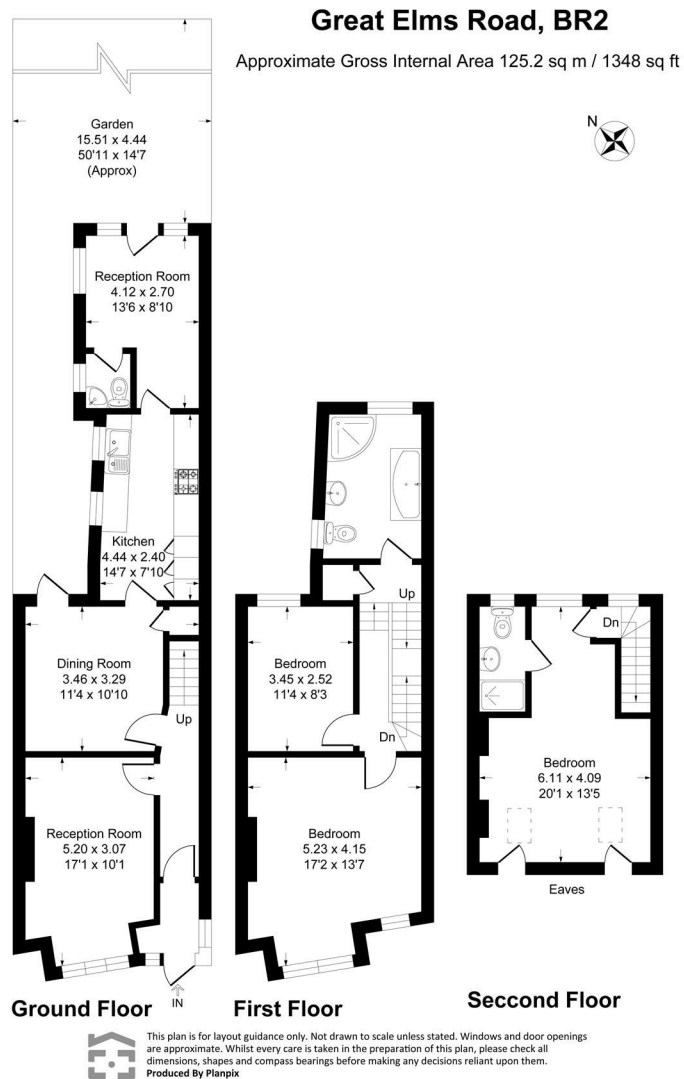
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LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**

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OFFICE DETAILS

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