



Sinclair  Hammelton

OFFERS IN EXCESS OF

**£475,000**

**Hillcrest Road**

Bromley, BR1 4SA

## PROPERTY SUMMARY

Sinclair 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

3



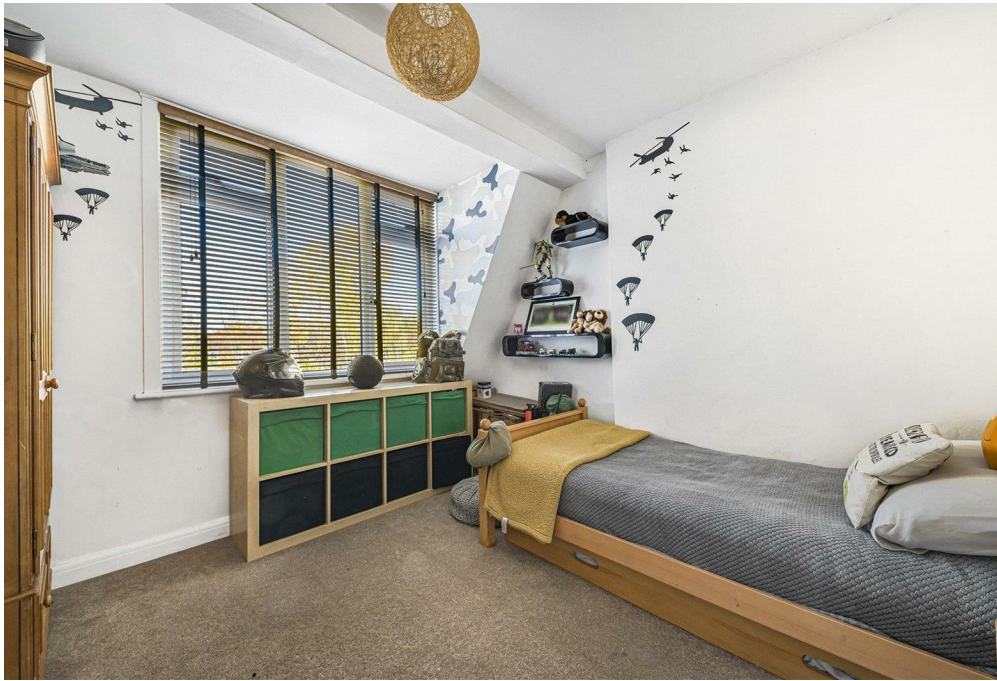
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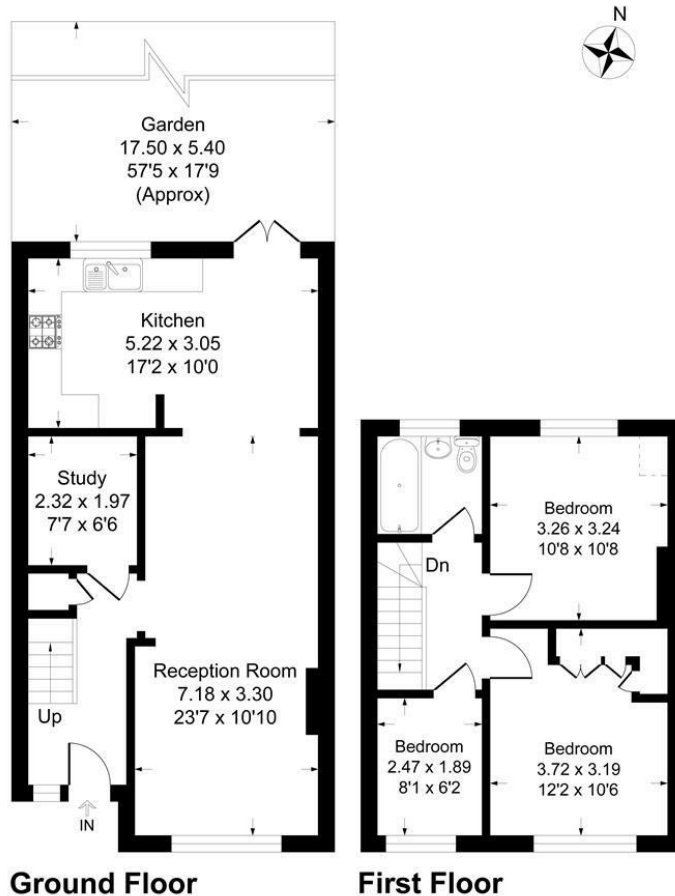






## Hillcrest Road, BR1

Approximate Gross Internal Area 89.9 sq m / 968 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

### LOCAL AUTHORITY

**TENURE**  
Freehold

**EPC RATING:**  
C

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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**

#### OFFICE ADDRESS

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#### OFFICE DETAILS

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