



Sinclair Hammelton

£750,000

Queen Anne Avenue

Bromley, BR2 0SD

PROPERTY SUMMARY

Sinclair Hammelton are delighted to present to the market this beautifully presented and extended four bedroom family home, thoughtfully modernised by the current owners to create stylish and versatile living accommodation.

Ideally situated just 0.3 miles from both Bromley South and Shortlands stations, the property offers excellent transport links into Central London. It is also conveniently located for highly regarded local schools, including St Mark's Primary School and Harris Primary Academy.

The accommodation comprises a welcoming entrance hall, a well-proportioned front reception room featuring a charming bay window and feature fireplace and an impressive open-plan kitchen, living and dining space. Designed with modern family living in mind, this stunning room benefits from a central island and bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor entertaining space. The first floor offers two generous double bedrooms, a well-sized single bedroom, currently used as a home office and a contemporary family bathroom. Occupying the second floor is the impressive principal bedroom suite, complete with a Juliet balcony and a stylish en-suite shower room.

Externally, the property boasts a private and mature rear garden, predominantly laid to lawn with a decked seating area, ideal for entertaining and al fresco dining. A garden shed and rear access with a charging point for electric cars. The property also has Solar panels.

4



2



1







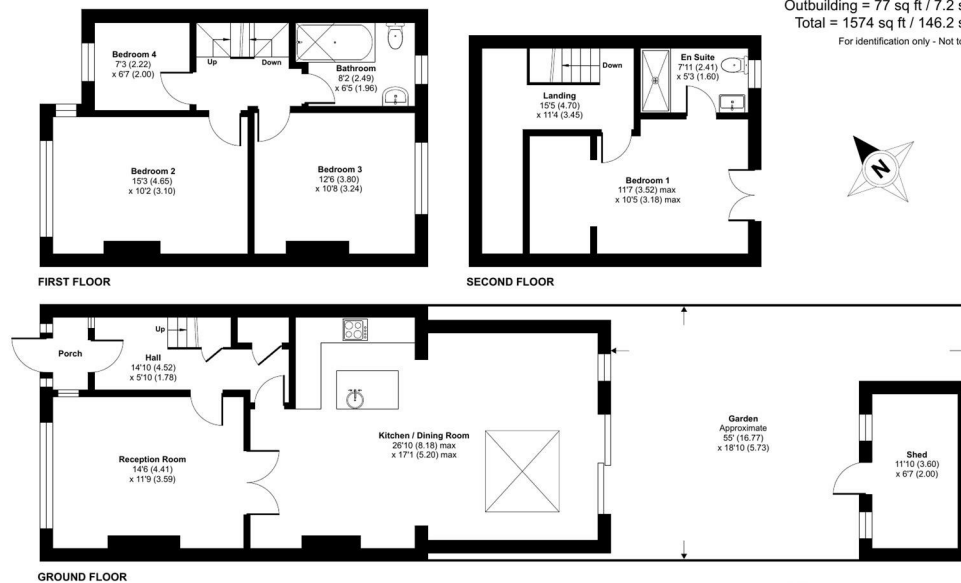
Queen Anne Avenue, Bromley, BR2

Approximate Area = 1497 sq ft / 139 sq m

Outbuilding = 77 sq ft / 7.2 sq m

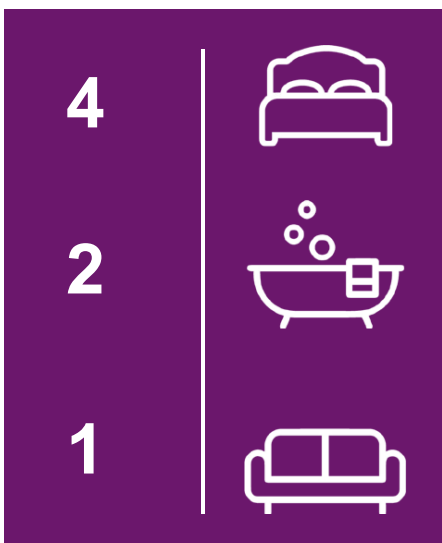
Total = 1574 sq ft / 146.2 sq m

For identification only - Not to scale



*Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Withers & Curling. REF: 1492389

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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: 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

Sinclair Hammelton

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