

Sinclair  Hammelton



ASKING PRICE

£1,250,000

Wanstead Road

, BR1 3BL

PROPERTY SUMMARY

Sinclair Hammelton are delighted to present this impressive five-six bedroom semi-detached family home, offering over 2,400 sq ft of beautiful living space. Ideally situated on a sought-after residential road in Bromley South, this property is perfect for families, benefitting from proximity to excellent local schools as well as Bromley South and Bickley stations, offering fast and convenient access into Central London. The accommodation is generously proportioned and thoughtfully laid out across three floors. On the ground floor, you are welcomed by a grand entrance hallway featuring charming original panelling. This leads to a bright and spacious living room with a large feature bay window, a formal dining room with a period fireplace and French doors opening onto the rear garden, and a stylish, fully-fitted modern kitchen with breakfast bar and adjoining dining space. Additional ground floor features include a guest W/C, utility room, and integral garage. The first floor offers a luxurious principal bedroom with a large bay window, dressing area and en-suite shower room, along with four further well-proportioned bedrooms one with ensuite and a family bathroom. The second floor comprises a generous sixth bedroom with Velux windows and ample eaves storage. Externally, the property enjoys a westerly-facing private garden with both patio and decking areas, perfect for entertaining. The front of the property provides off-street parking for multiple vehicles. Viewings are highly recommended to fully appreciate the space, character, and potential this wonderful family home has to offer.

6



4



2



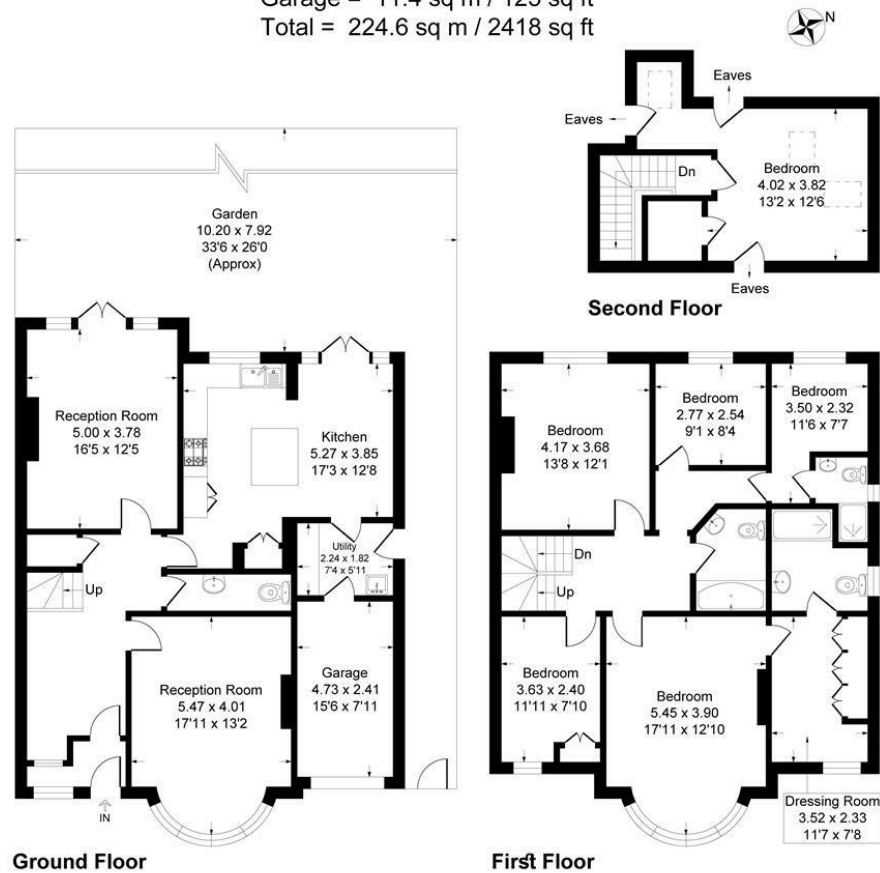


Wanstead Road, BR1

Approximate Gross Internal Area 213.2 sq m / 2295 sq ft

Garage = 11.4 sq m / 123 sq ft

Total = 224.6 sq m / 2418 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

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

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	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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