



OFFERS OVER

**£900,000**

**Avondale Road**

, BR1 4HS

## PROPERTY SUMMARY

Offering 2335 SQ FT of accommodation, this impressive five bedroom, two bathroom 1920's semi detached home offers a substantial footprint and 120' south facing rear garden! Situated on this popular road in Sundridge Park, the accommodation comprises as follows; to the ground floor, porch, entrance hall, large through lounge/diner, french designer kitchen (Möbalpa) and Neff appliances with breakfast room, utility/lean to, further reception room and shower room. To the first floor are to be found five good sized bedrooms, one of which has been converted into a kitchen/utility room, additionally there is a modern family bathroom and w.c. The second floor provides an impressive 20' fifth bedroom. Externally the rear garden has been attractively landscaped whilst the front driveway provides off road parking. Benefits include double glazing across the whole house and the front door is composite. We strongly advise your internal inspection to appreciate the size and standard of accommodation on offer. EPC: D

### COUNCIL TAX - G

Construction - Traditional

Mains Services - Gas & Electricity - Octopus, Sewerage and metered water supply - Thames Water

Heating System - Gas radiators

Broadband - Superfast

Mobile coverage - Vodafone - good

Restrictive covenants - No

6



2



2





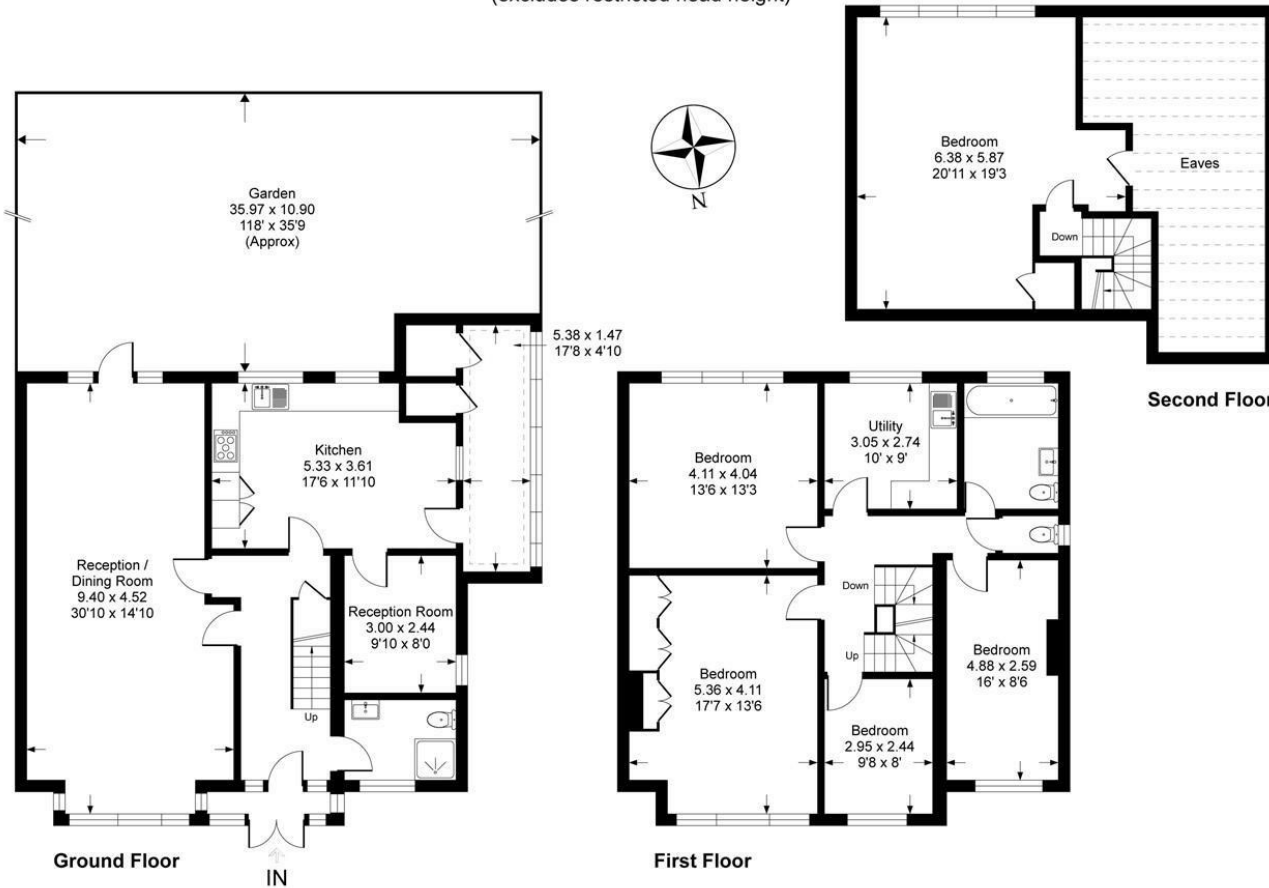




 = Reduced headroom

## Avondale Road, BR1

Approximate Gross Internal Area = 217 sq m / 2335 sq ft  
(excludes restricted head height)



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:**  
D

**COUNCIL TAX BAND**

**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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	<b>80</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



### OFFICE ADDRESS

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### OFFICE DETAILS

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