



GUIDE PRICE

£560,000

Beechfield Road

, BR1 3BU

PROPERTY SUMMARY

GUIDE PRICE £550,000 - £600,000 Sinclair Hammelton are proud to bring to the market this three bedroom end of terrace house situated on a quiet residential road close to local amenities, bus routes and Bickley and Bromley South train stations. Living accommodation comprises entrance hallway to a sizeable through lounge, kitchen, dining room and conservatory. To the first floor there are two double bedrooms, a single room, and a family bathroom. Externally there is a generous private garden and garage to the rear. Viewing highly recommended. EPC: D

Freehold
COUNCIL TAX - E
Construction - Brick
Mains Services - Gas and electric
Heating System - Gas
Broadband - Yes
Mobile coverage - Good
Restrictive covenants - Unknown

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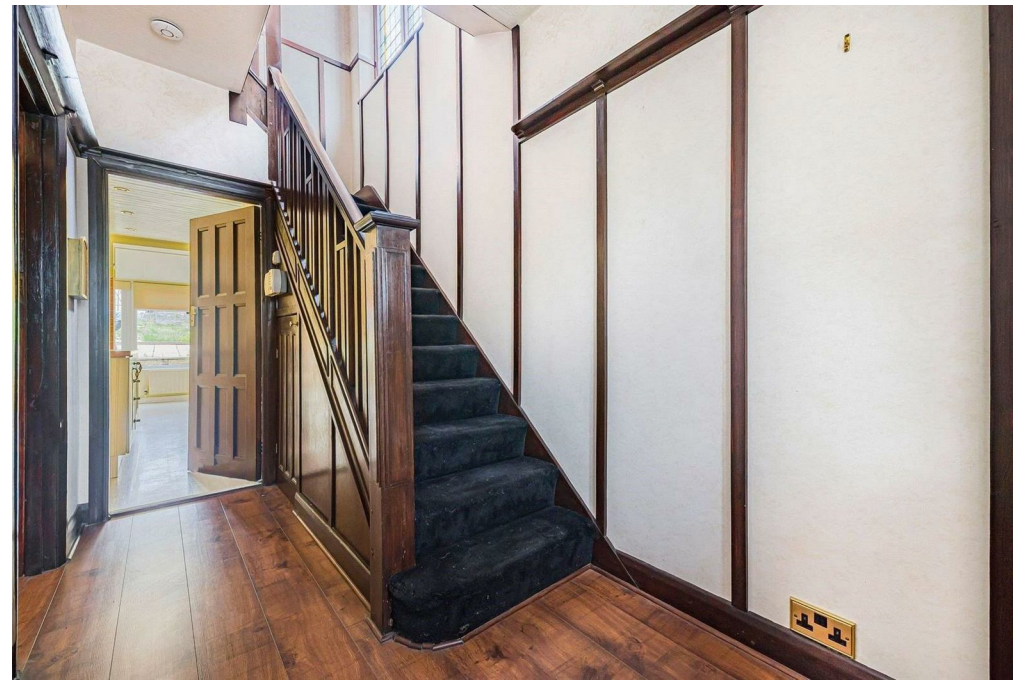
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2











Beechfield Road, BR1

Approximate Gross Internal Area
 104.1 sq m / 1121 sq ft
 Garage = 11.8 sq m / 128 sq ft
 Total = 116.0 sq m / 1249 sq ft



Ground Floor

First Floor

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
 E

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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



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