

Sinclair  Hammelton



ASKING PRICE

£1,000,000

Queen Anne Avenue

Bromley, BR2 0SA

PROPERTY SUMMARY

This charming early Edwardian four bedroom semi-detached home offers 2058 SQ FT of accommodation with off street parking for two cars. Conveniently located being just 0.3 miles from Bromley South Station and high street with its array of shops, bars and restaurants. Living accommodation comprises a bright entrance hallway with stained glass door, spacious living room with feature bay window, second reception room which could be used as a separate dining room, office or guest bedroom, shower room with toilet. A dining room leading to a spacious kitchen with a door leading to the garden. To the first floor there are three double bedrooms, reasonable size single, family bathroom and additional toilet. Externally there is a private mature garden, outdoor garden room and patio area as well as a large brick built shed to the rear which is currently being used for storage. The property has a side access, wooden storage shed, plus off street parking to the front. Potential to extend if required (STPP) We strongly advise your inspection!

EPC: D
COUNCIL TAX - F
Construction - Traditional
Mains Services - Yes and metered water supply
Heating System - Gas radiators
Broadband – Ultrafast Sky Broadband
Mobile coverage - Good
Restrictive covenants – No

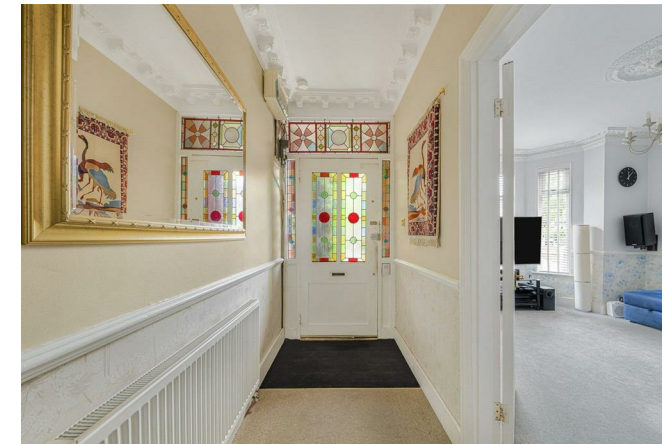
4



2



3

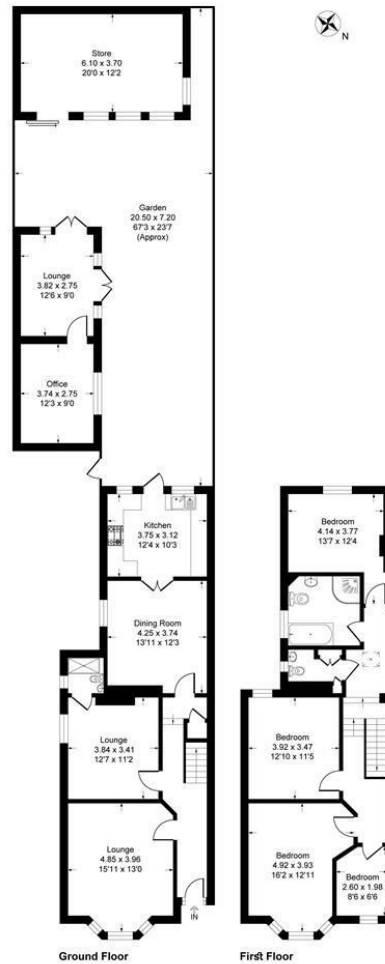








Queen Anne Avenue, BR2
 Approximate Gross Internal Area 147.3 sq m / 1582 sq ft
 Outbuilding Area 44.1 sq m / 476 sq ft
 Total Area 191.1 sq m / 2058 sq ft



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 Planix.

LOCAL AUTHORITY

TENURE
 Freehold

EPC RATING:
 D

COUNCIL TAX BAND
 F

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			79
(55-68) D		64	
(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



OFFICE ADDRESS

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OFFICE DETAILS

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