

Sinclair  Hammelton



ASKING PRICE

£1,500,000

Waldegrave Road

Bromley, BR1 2JP

PROPERTY SUMMARY

Guide Price £1,500,000-£1,600,000 Sinclair Hammelton are proud to exclusively bring to the market this beautiful and unique four-bedroom detached home, located on a desirable tree-lined road in Bickley and offering over 3,000 sq ft of well-proportioned living accommodation. The property has been lovingly maintained by the current owner, with many original features from the 1920s carefully preserved and restored, enhancing the charm and character of this impressive family home.

On arrival, you are greeted by wooden white gates, carriageway-style driveway with dual gated access, leading to the imposing property set on a wide plot with a detached garage. A double-door porch with the original leather-backed, studded front door opens into a spacious hallway featuring the original picture rail and a striking feature fireplace. The first reception room benefits from a bay window that floods the space with natural light, along with original covings and a feature fireplace. The second reception room also offers an original fireplace and French doors opening onto the garden, creating a wonderful space for both relaxing and entertaining.

The generous kitchen and dining area leads seamlessly into a fully insulated garden room, providing additional versatile living space. To the first floor, the principal bedroom—originally two rooms—features an ensuite bathroom and built-in wardrobes, with the option to reconfigure to create a separate dressing room if desired. There are two further generously sized bedrooms and a family bathroom on this floor. The second floor offers an additional well-proportioned bedroom with built-in storage and its own bathroom.

Externally, the property boasts a beautifully maintained mature garden with a patio seating area, along with an outbuilding currently used as a workshop in addition to the garage. This exceptional home must be viewed to be fully appreciated, and early viewing is highly recommended.

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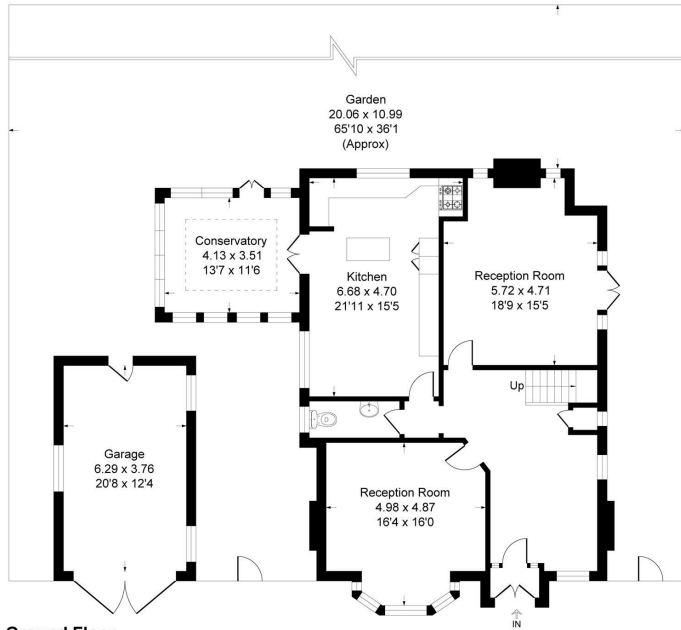
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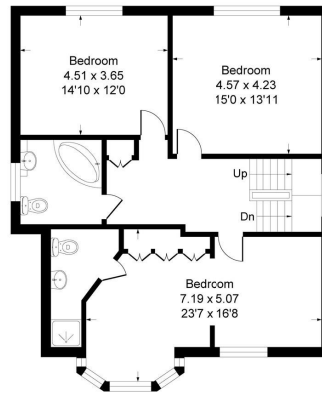




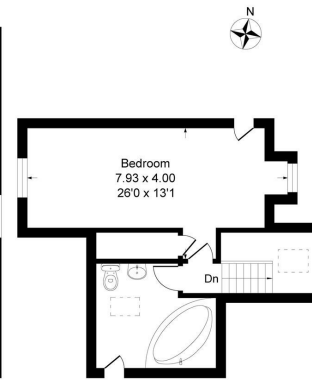


Ground Floor

Waldegrave Road, BR1
 Approximate Gross Internal Area 256.2 sq m / 2759 sq ft
 Garage = 23.6 sq m / 255 sq ft
 Total = 279.8 sq m / 3014 sq ft



First Floor



Second 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

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	60	71
(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



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