

The logo for Sinclair Hammelton, featuring the word "Sinclair" in green, a house icon in a green circle, and the word "Hammelton" in purple.

Sinclair  Hammelton

OFFERS IN EXCESS OF

**£825,000**

**Lennard Avenue**

, BR4 9AZ

## PROPERTY SUMMARY

Substantial extended four bedroom semi detached home. The property offers fantastic and versatile accommodation throughout including large entrance hall, through lounge, reception room with bi-folding doors to the garden, fitted kitchen, down stairs w/c, four bedrooms on the first floor, the master benefiting from an ensuite bathroom and a further family bathroom.

Externally a beautifully maintained garden, ample off street parking and a garage.

Lennard Avenue is a popular road off Coney Hill Road. Sought after schools include Hayes Secondary and Primary and Hawes Down Primary. Hayes Station and shops in Station Approach are about 0.7 of a mile away. Bus services pass along Addington Road and Bromley High Street is about 2.8 miles away with The Glades Shopping Centre, The Churchill Theatre, various restaurants and Bromley South Station with fast (about 18 minutes) and frequent services to London.

West Wickham is a vibrant suburb absorbed into the London Borough of Bromley consisting of retail outlets, pubs, restaurants, several parks and primarily 1930s housing. There are four primary schools including Oak Lodge, Wickham Common, Pickhurst and Hawes Down, and two private schools; St David's College and Wickham Court. Secondary schools (Ravens Wood, Langley Boys, Langley Girls and Hayes) are in neighbouring Keston, Beckenham and Hayes.

4



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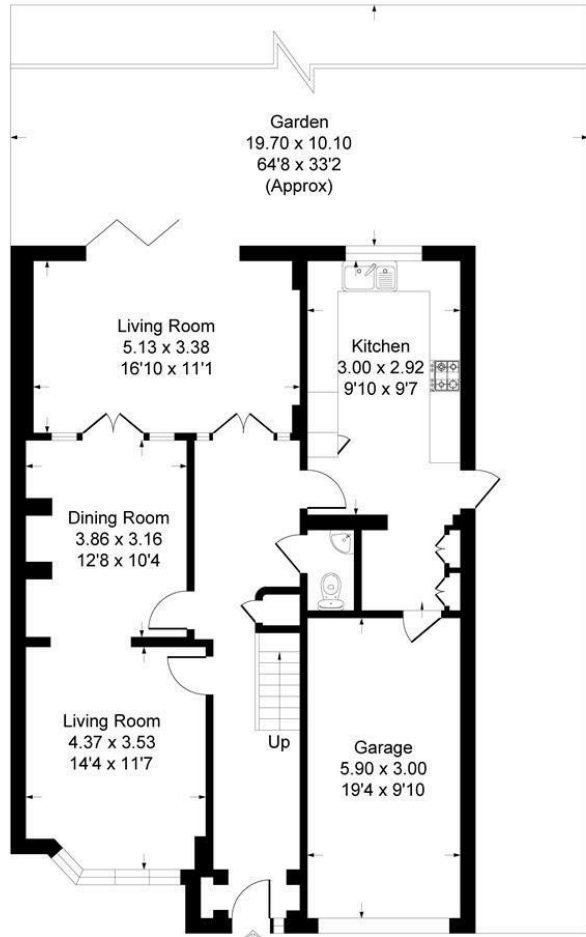
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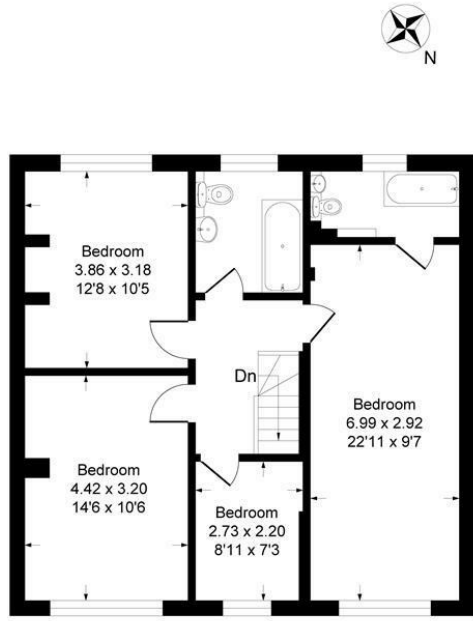




**Ground Floor**

## Lennard Avenue, BR4

Approximate Gross Internal Area  
 159.2 sq m / 1714 sq ft  
 Garage = 17.7 sq m / 191 sq ft  
 Total = 176.9 sq m / 1905 sq ft



**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:

### 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>			
(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

57 Station Approach  
 Hayes  
 Kent  
 BR2 7EB

### OFFICE DETAILS

020 8462 0360  
 infohy@sinclairhammelton.co.uk