



GUIDE PRICE

**£625,000**

**Broadcroft Road**

Kent, BR5 1ET



## PROPERTY SUMMARY

**\*GUIDE PRICE £625,000-£650,000\*** Located on an ever popular tree lined residential road just a stones throw from Crofton Schools is this beautifully unique three bedroom detached house. Presented to the market, Broadcroft Road is the ideal opportunity for anyone looking for a house to make their own, offering not just the potential to redecorate to their own taste, but to extend and add to the footprint (STPP). The property currently comprises of two large reception rooms, on with garden views, a spacious downstairs double bedroom with en-suite, another downstairs bathroom and WC and the kitchen. The first floor offers two further double bedrooms, both equipped with built-in storage and another family bathroom suite. Externally the property benefits from a large driveway with space for multiple cars, and a stunning patio garden. The property is perfectly located for commuters, being just 0.6 miles from Orpington Station and 0.7 miles from Petts Wood Station, both of which offering excellent transport links into The City. The property is also within catchment for a number of well regarded local schools, such as Crofton Schools (0.2 miles), Newstead Wood School (0.8 miles) and Darrick Wood School (1.1 miles). Early viewing is recommended to avoid disappointment.

3



3



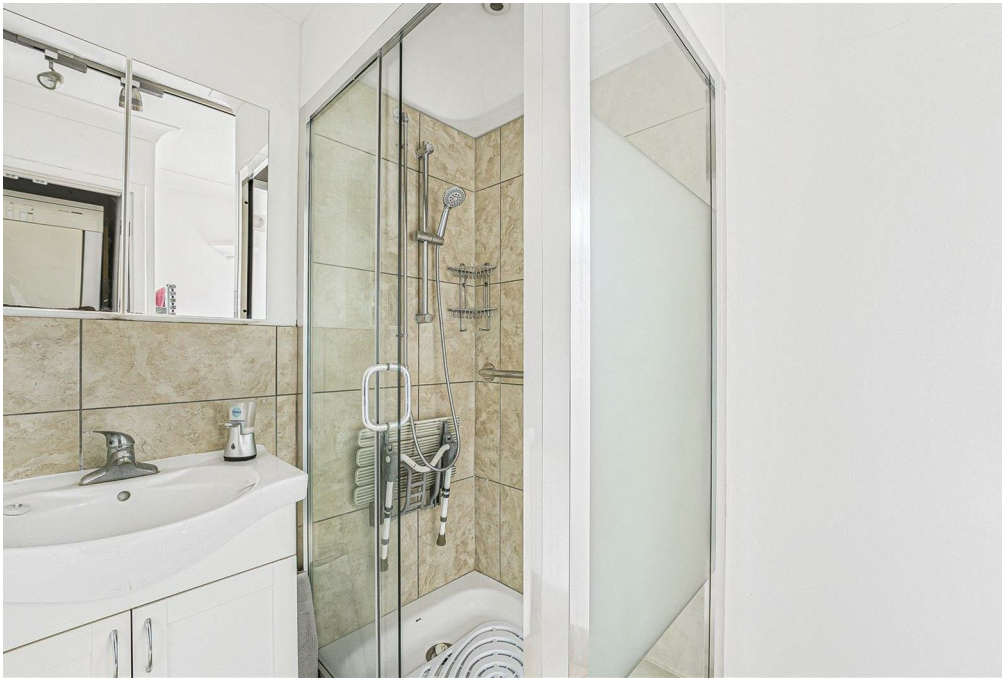
0









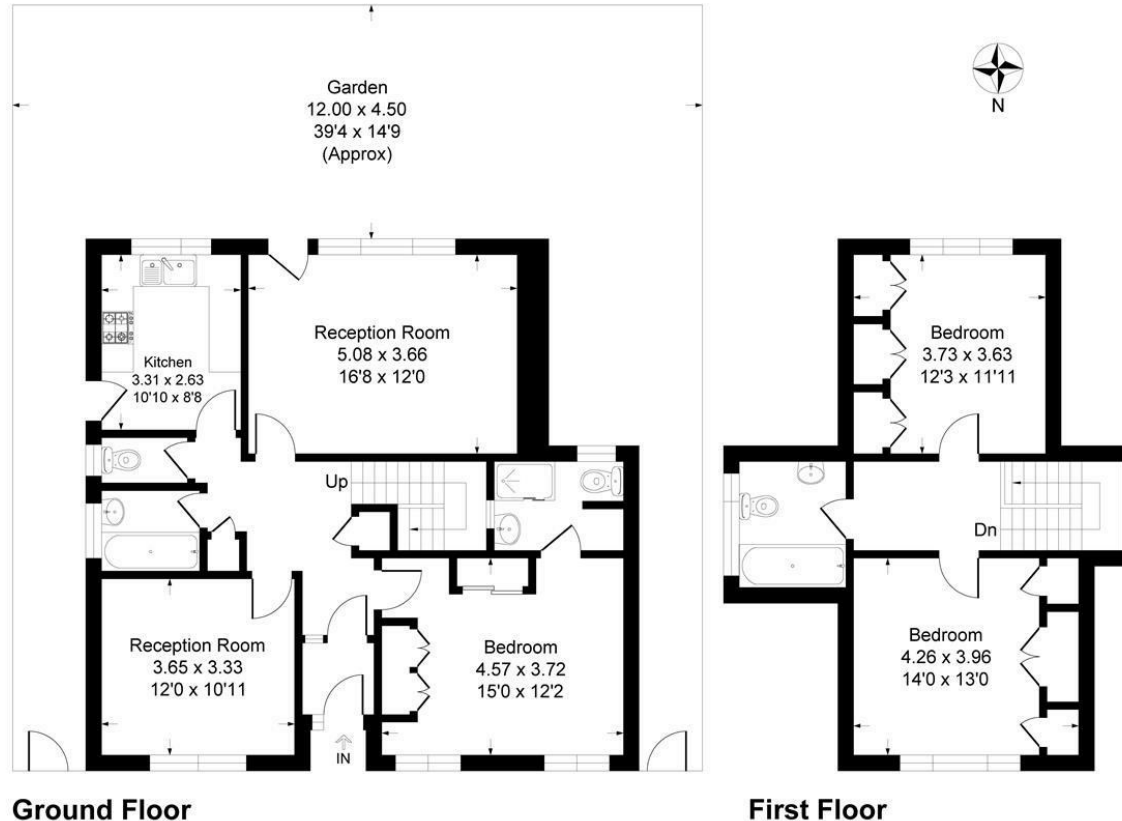






# Cedar Gables, Broadcroft Road, BR5

Approximate Gross Internal Area 128.6 sq m / 1385 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 Planpix

## LOCAL AUTHORITY

## TENURE

Freehold

## EPC RATING:

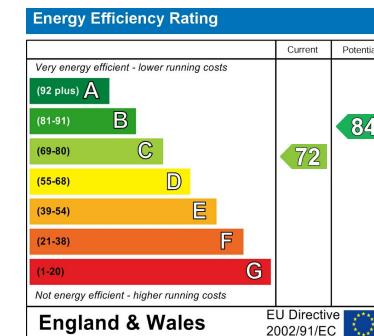
C

## COUNCIL TAX BAND

F

## VIEWINGS

By prior appointment only



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

**Sinclair**  **Hammelton**

## OFFICE ADDRESS

1 Chatsworth Parade  
Kent  
BR5 1EF

## OFFICE DETAILS

01689 806 770  
infopw@sinclairhammelton.co.uk