

GUIDE PRICE

**£450,000**

**Liddon Road**

Bromley, BR1 2SS

## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £450,000 - £475,000\*\*\* Sinclair Hammelton are proud to bring to the market this well-presented two-bedroom Victorian terraced house, situated on a quiet residential road. The accommodation comprises an entrance hallway, a lounge, and a dining room leading through to a fully fitted kitchen. To the first floor are two good-sized bedrooms and a family bathroom. Externally, the property benefits from a good-sized rear garden with patio seating area. Liddon Road is conveniently located approximately 0.6 miles from Bromley High Street, offering an array of shops, restaurants, bars, a cinema and Bromley South mainline station, which provides fast and regular services into London Victoria. Bickley station is even closer at around 0.5 miles. The property also falls within the catchment area for several highly sought-after schools. EPC: E

2



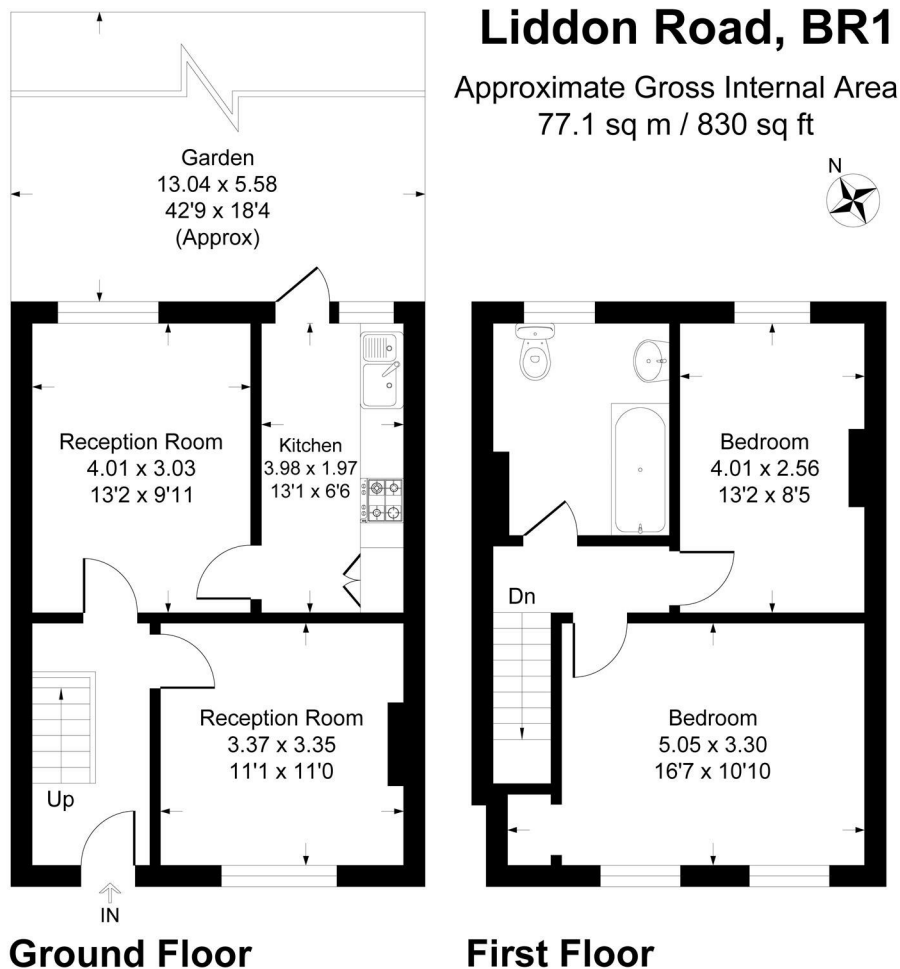
1



2







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

E

### COUNCIL TAX BAND

D

### 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                                   |                         | 76        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 42                      |           |
| (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

Sinclair Hammelton

### OFFICE ADDRESS

23 High Street  
Bromley  
Kent  
BR1 1LG

### OFFICE DETAILS

0208 464 5566  
info@sinclairhammelton.co.uk