



Sinclair  Hammelton

£2,000,000

Sundridge Avenue

Bromley, BR1 2PU

PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this beautifully presented four-bedroom, three-reception room period home offering over 3,300 sq ft of living accommodation. The property has been tastefully modernised throughout while retaining many of its original features and charm.

Ideally located less than a mile from Sundridge Park, Elmstead Wood and Bickley stations, the property benefits from excellent transport links, convenient local bus routes and close proximity to a number of highly regarded schools. St George's and La Fontaine primary schools are both approximately 0.5 miles away, while Bullers Wood Girls' and Bullers Wood Boys' secondary schools are also within easy reach. Bromley High Street is nearby, offering an array of shops, bars, restaurants and a cinema, while Bromley South station provides fast services to London Victoria in under 20 minutes.

Arriving at the property, you are greeted by a gated front driveway. Upon entering the house, high ceilings and panelled walls set the tone, blending modern styling with period character. The sizeable kitchen features a marble fireplace, breakfast bar, ornamental plasterwork and a bay window. The dining room, with a feature fireplace, leads through to a generous sitting room with a further original marble fireplace and

5



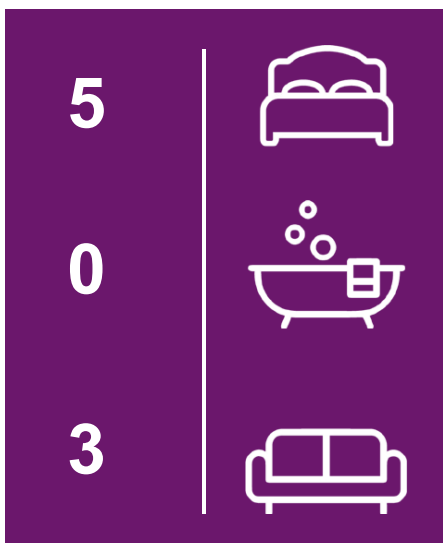
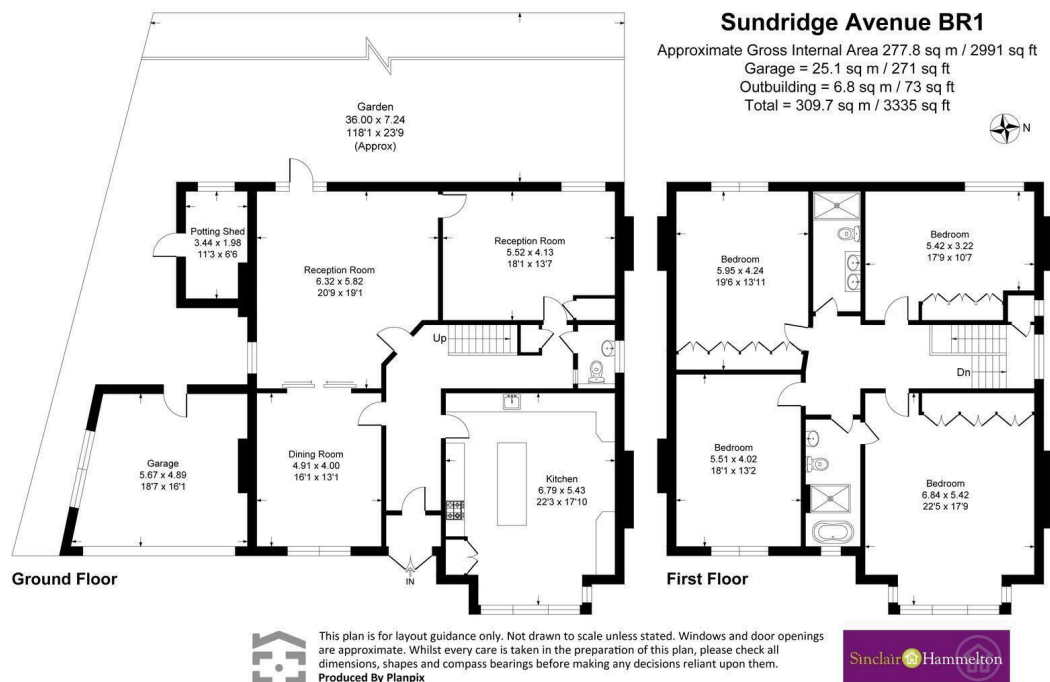
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3







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC RATING: E COUNCIL TAX BAND:

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

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OFFICE DETAILS

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