



ASKING PRICE

£475,000

Ribston Close

, BR2 8LS

PROPERTY SUMMARY

Sinclair Hammelton are delighted to offer this well-proportioned three bedroom townhouse, ideally located in the popular Bromley Common area. The property is conveniently positioned close to local bus routes, providing excellent transport links to Bromley South, Petts Wood and Orpington stations.

The ground floor comprises an entrance porch leading into a welcoming hallway, a spacious fitted kitchen with breakfast bar and doors opening onto a private garden, a downstairs W/C and access to an integral garage.

To the first floor, there is a bright and generously sized living and dining room, along with a well-proportioned third bedroom. The second floor offers two spacious double bedrooms and a family bathroom.

Externally, the property benefits from off street parking, a private courtyard garden, and attractive views overlooking a green, creating a pleasant outlook.

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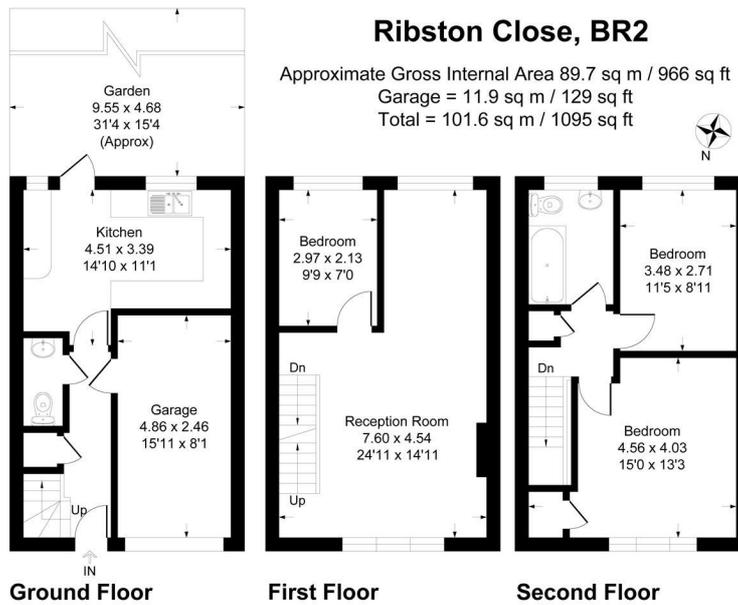
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Plampix



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC RATING: C COUNCIL TAX BAND: D

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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