



OFFERS OVER

£1,175,000

Minster Road

Kent, BR1 4DY

PROPERTY SUMMARY

Sinclair Hammelton are delighted to bring to the market this charming Edwardian semi-detached family home, which has been tastefully modernised and thoughtfully extended by the current owners. The property offers a superb blend of original period features with contemporary open-plan living. Ideally located in Sundridge Park, the property is within easy reach of a range of independent shops, restaurants and local amenities. Sundridge Park Station is also conveniently located nearby, providing good rail connections to the DLR.

The ground floor accommodation comprises a welcoming entrance hallway leading to a spacious living room, featuring a bay window, feature fireplace and built-in storage. To the rear is an impressive open-plan kitchen, dining and living space, creating an ideal setting for both everyday family life and entertaining. The modern kitchen benefits from integrated appliances and a breakfast bar. A downstairs WC and garage complete the ground floor.

To the first floor are four generously proportioned double bedrooms, one of which benefits from an en-suite shower room, together with a family bathroom.

The second floor is home to the impressive principal bedroom, which is light and airy and features a Juliet balcony, dressing area and en-suite shower room.

Externally, the property benefits from a west-facing rear garden with a patio seating area and workshop, gated off-street parking, a garage and solar panels solar panels and batteries. Option to extend further, subject to planning

5



3



2



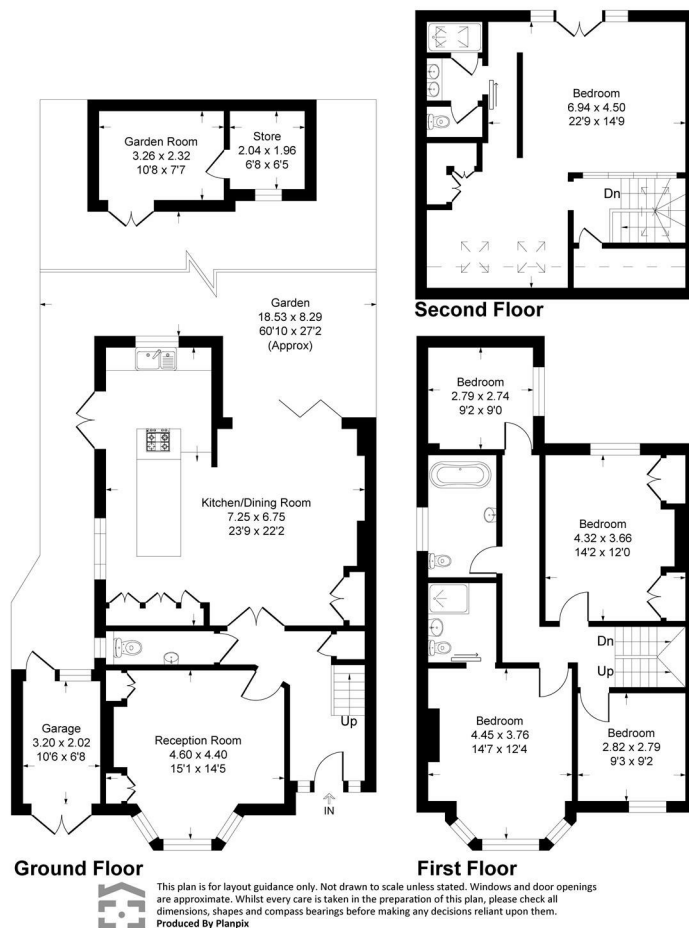






Minster Road BR1

Approximate Gross Internal Area
190.1 sq m / 2046 sq ft
Garage = 6.4 sq m / 70 sq ft
Outbuilding = 11.8 sq m / 128 sq ft
Total = 208.3 sq m / 2244 sq ft



LOCAL AUTHORITY

London Borough of Bromley

TENURE

Freehold

EPC RATING:

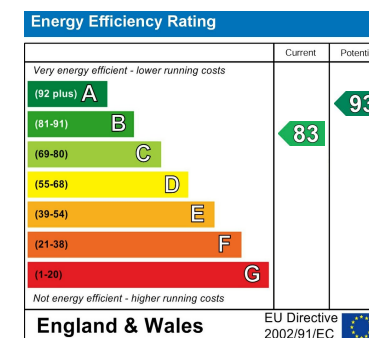
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COUNCIL TAX BAND

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

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