

Sinclair  Hammelton



GUIDE PRICE

**£875,000**

**Crescent Road**

Bromley, BR1 3PW

## PROPERTY SUMMARY

\*\*\*Guide Price £875,000-£900,000\*\*\* Sinclair Hammelton are proud to bring to the market this newly refurbished Edwardian semi-detached family home with off-street parking.

The property has been extensively renovated throughout and offers modern open-plan living while retaining its period charm. The accommodation comprises an entrance hallway, a bright living room with feature bay window, a study, utility room and a ground floor W/C. To the rear, there is a stunning open-plan kitchen/dining/living area with bi-folding doors opening onto a private garden.

To the first floor, there are three well-proportioned bedrooms and a family bathroom. The second floor hosts a spacious principal bedroom with en-suite.

Externally, the property benefits from a private rear garden, mainly laid to lawn, with a patio seating area. To the front, there is a driveway providing off-street parking.

4



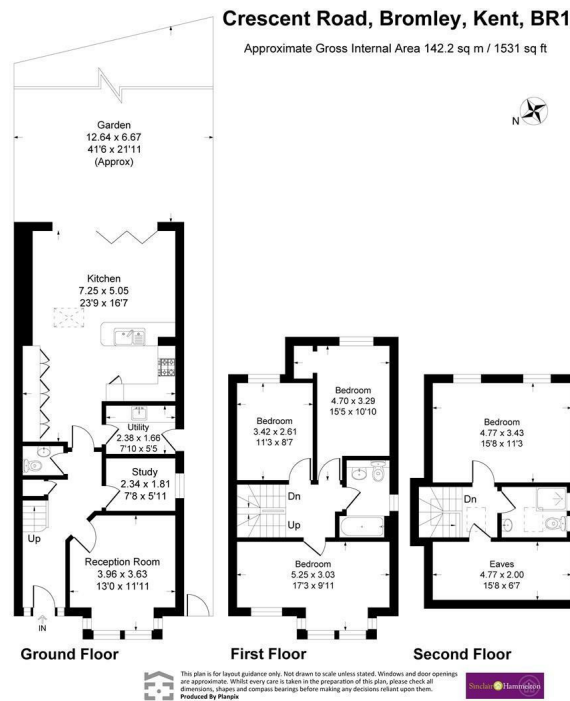
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient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

**EPC RATING: C COUNCIL TAX BAND: E**

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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