



PRICE GUIDE

£800,000

Rowan Walk

Bromley, BR2 8QN

PROPERTY SUMMARY

Guide Price £800,000-£850,000 Sinclair Hammelton are proud to bring to the market this charming three-bedroom detached family home, situated on a desirable residential road in the highly sought-after Locksbottom/Keston area. The property is conveniently located close to local schools and bus routes, offering services to Bromley South and Orpington stations.

The living accommodation comprises a bright and spacious entrance hallway, an open-plan living/dining room, W/C and a kitchen/diner with French doors leading onto a private rear garden.

To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room, in addition to a modern family bathroom.

Externally, the property boasts a sizeable front garden and driveway and a double-length garage. To the rear, there is a generous garden, mainly laid to lawn, with a patio seating area and shed.

There is also potential to extend further (STPP). Viewings are highly recommended.

3



2



2



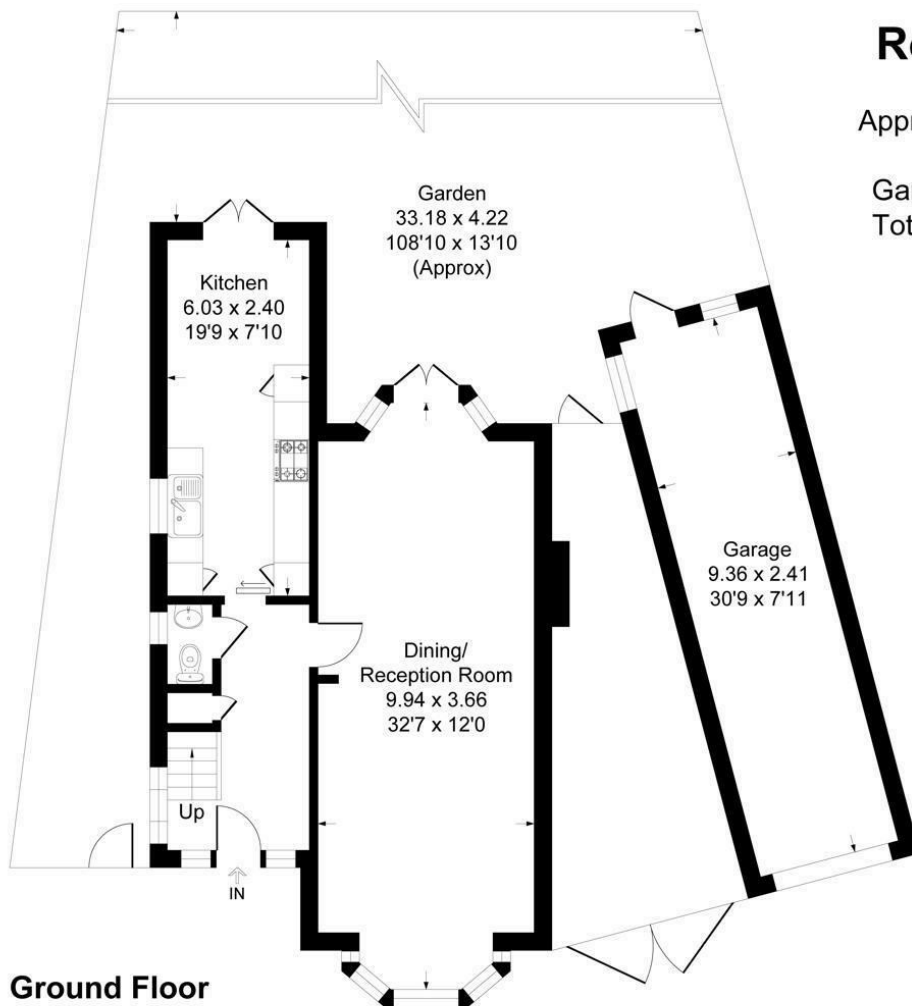




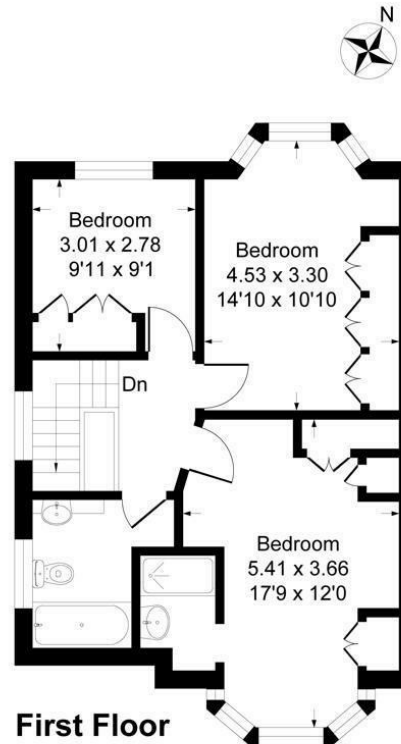


Rowan Walk, BR2

Approximate Gross Internal Area
113.1 sq m / 1218 sq ft
Garage = 22.5 sq m / 242 sq ft
Total = 135.6 sq m / 1460 sq ft



Ground Floor



First Floor



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:

D

COUNCIL TAX BAND

G

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		
(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		
	61	79

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

57 Station Approach
Hayes
Kent
BR2 7EB

OFFICE DETAILS

020 8462 0360
infohy@sinclairhammelton.co.uk