

GUIDE PRICE

£500,000

Oaklands Road

, BR1 3SH

PROPERTY SUMMARY

GUIDE PRICE £500,000 – £550,000 Sinclair Hammelton are delighted to present this charming three bedroom terraced family home, ideally located for excellent transport links. The property is within easy reach of local bus routes and under one mile from Shortlands, Ravensbourne and Bromley North stations. The accommodation includes an inviting entrance hallway leading into a bright open-plan living and dining room, enhanced by generous natural light and a feature fireplace. A fully fitted modern kitchen with integrated appliances, spacious conservatory, providing an ideal additional living area. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the home benefits from a private patio seating area that steps down to the secluded rear garden, along with access to a garage and off-street parking. This well-presented property offers a fantastic opportunity for families and commuters alike. Viewing is highly recommended. EPC: C

Freehold
COUNCIL TAX - D
Construction - Traditional
Mains Services - Gas, Electricity and metered Water supply

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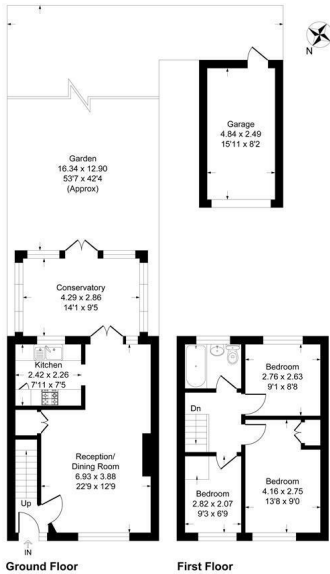






Leicester Court, Oaklands Road, BR1

Approximate Gross Internal Area 82.6 sq m / 890 sq ft
Garage = 12.0 sq m / 130 sq ft
Total = 94.6 sq m / 1020 sq ft



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. Prepared by PwC

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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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OFFICE DETAILS

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