

Sinclair  Hammelton



OFFERS IN EXCESS OF

£450,000

Gladwell Road

, BR1 4DA

PROPERTY SUMMARY

Sinclair Hammelton are proud to present this charming two bedroom end-of-terrace family home, tastefully modernised throughout by the current owners to create a stylish and comfortable living space. Ideally situated just 0.4 miles from Sundridge Park Station and the vibrant high street with its range of independent shops, bars and restaurants. The accommodation comprises an inviting entrance hallway, a cosy living room with a bay window and feature fireplace, leading through to a spacious open-plan kitchen, dining and living area. This modern family hub includes a ground floor W/C and bi-folding doors that open onto a private, west-facing garden. Upstairs, you'll find a generously sized double bedroom at the front and a single bedroom to the rear and a contemporary family bathroom. Outside, the secluded rear garden features a patio seating area, perfect for entertaining or relaxing in the sun. EPC: E

Freehold
COUNCIL TAX - C
Construction - Traditional
Mains Services - Gas & Electricity - Octopus, Sewerage and metered water supply - Thames Water
Heating System - Gas radiators

2



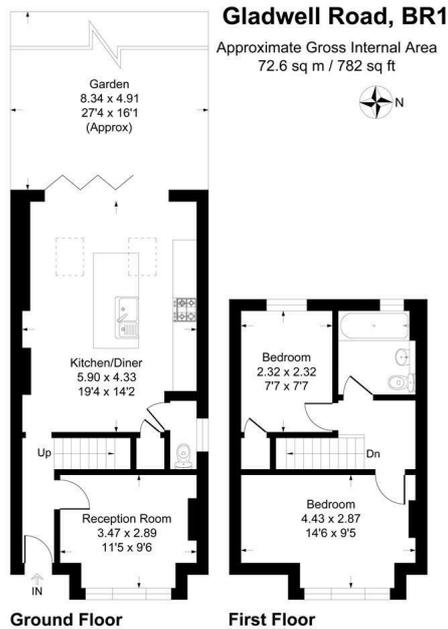
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any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

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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		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC RATING: E COUNCIL TAX BAND:

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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