



GUIDE PRICE

**£475,000**

**Woldham Road**

, BR2 9LA

## PROPERTY SUMMARY

\*\*\*Guide Price £475,000-£500,000\*\*\* Presented CHAIN FREE mid-terrace house to the market, offering an exciting opportunity for modernisation. Conveniently located close to local schools and shops, the property is just 0.5 miles from Bromley South Station and 0.7 miles from Bickley Station, making it ideal for commuters. The accommodation comprises an entrance hallway, a spacious living room and a separate kitchen and dining area with doors opening onto a private rear garden. On the first floor, there are two double bedrooms, a single bedroom and a family bathroom. This property offers excellent potential to extend, subject to the necessary planning permissions (STPP) and would make a fantastic project for buyers looking to create a family home to their own specification.

EPC: C  
COUNCIL TAX - D  
Construction - Brick  
Mains Services - Gas & Electric  
Heating System - Gas  
Broadband - Good  
Mobile coverage - Good  
Restrictive covenants - none

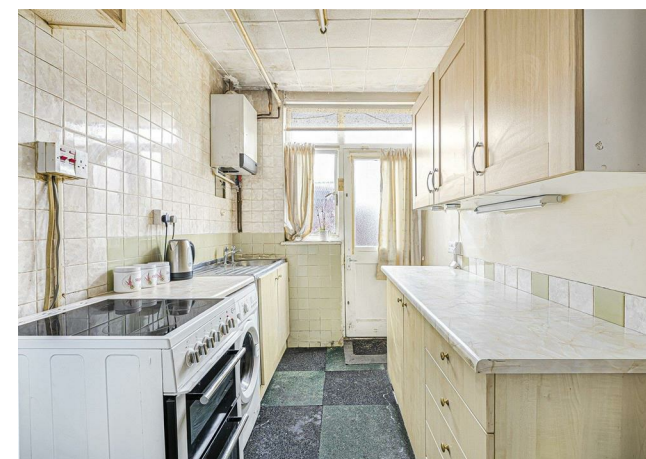
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1



2



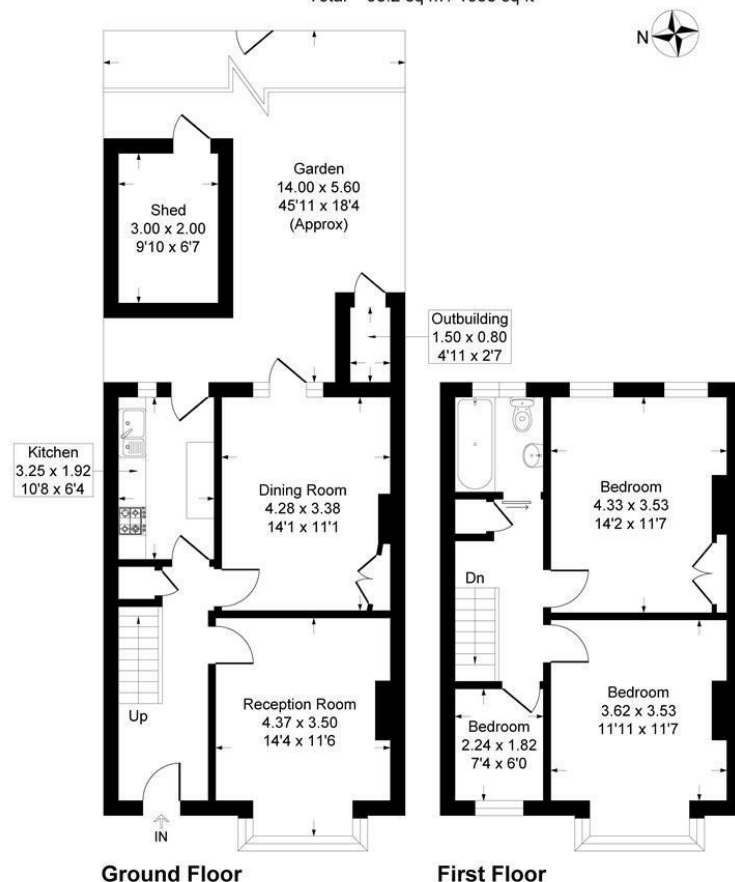






## Woldham Road, BR2

Approximate Gross Internal Area = 91.0 sq m / 980 sq ft  
 Outbuilding/Shed = 7.2 sq m / 78 sq ft  
 Total = 98.2 sq m / 1058 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.  
 Produced By Planpix

## LOCAL AUTHORITY

### TENURE

Freehold

### EPC RATING:

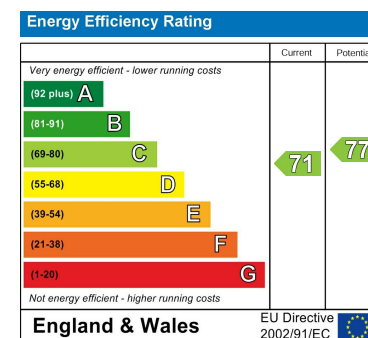
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### COUNCIL TAX BAND

D

### 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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### OFFICE DETAILS

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