



ASKING PRICE

£1,350,000

Lancaster Close

, BR2 0QF

PROPERTY SUMMARY

Sinclair Hammetton are proud to bring to the market this beautifully presented five bedroom detached family home offered Chain free. Located in a desirable residential cul-de-sac in Shortlands 0.6 mile to Bromley South Station with its fast Victoria Line and highly regarded local schools. The 2293sqft of living accommodation comprises a porch, sizeable entrance hallway, W/C, a spacious living room with bay window and French doors onto the garden, an open plan kitchen/dining/living area with breakfast bar and bi-folding doors leading to a secluded wide garden. There is also a utility room and garage. To the first floor there are five good size bedrooms, three with ensuites and a family bathroom. Externally the property has off street parking for two cars and a generous side plot with raised flower bed. Further benefits include under floor heating throughout. Extended by the current owners 5 years ago. Viewing highly recommended.

EPC: C

COUNCIL TAX - G

Construction - Traditional

Mains Services - Gas, Electricity, Sewerage and metered water supply

Heating System - Under floor heating, gas/water based)

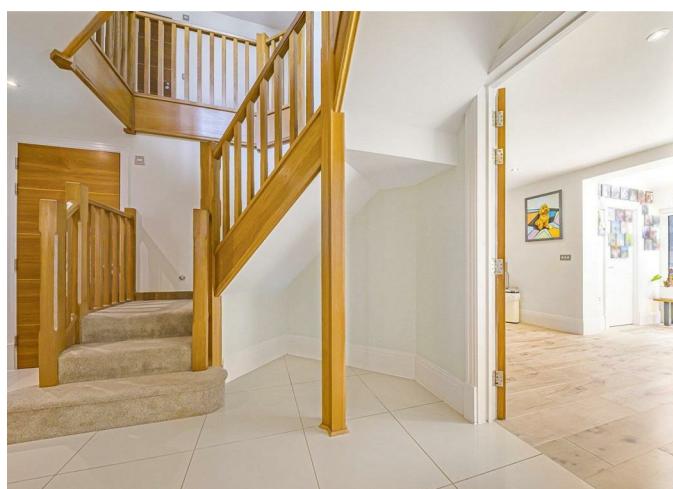
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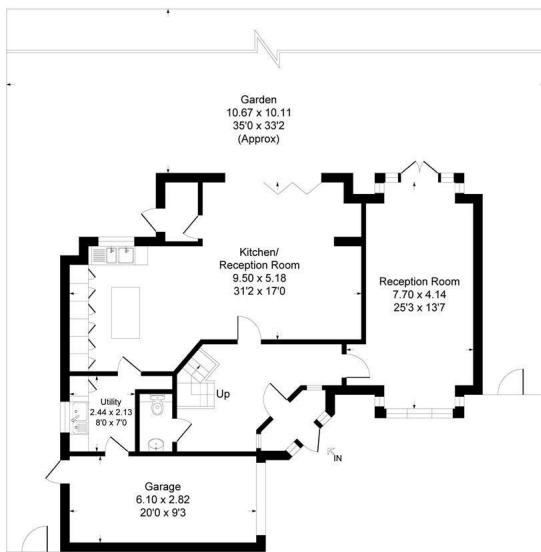
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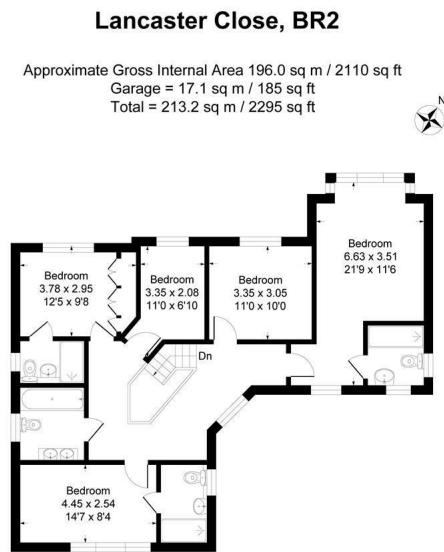
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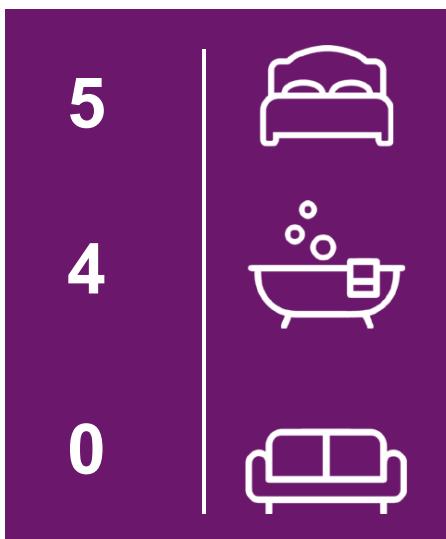
Ground Floor



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



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	80	83
EU Directive 2002/91/EC		

EPC RATING: C COUNCIL TAX BAND: G

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