

ASKING PRICE

£500,000

Welbeck Avenue

Bromley, BR1 5DW

PROPERTY SUMMARY

Sinclair Hammelton are proud to present this charming three bedroom terraced home, ideally positioned just 0.3 miles from Grove Park Station and 0.9 miles from Sundridge Park Station, offering excellent transport links into London and the surrounding areas. The property provides well-arranged accommodation throughout, beginning with a welcoming porch and entrance hallway that lead into two spacious reception rooms. The kitchen is located to the rear and offers direct access to the garden. To the first floor, you will find two generous double bedrooms, a further single bedroom and a well-proportioned family bathroom. Externally, the home boasts a beautifully maintained rear garden, ideal for outdoor dining and family enjoyment, along with the added benefit of a garage to the rear providing additional storage or potential to convert into an office space if required. This property would make an excellent family home with further potential to extend (STPP). Early viewing is highly recommended. EPC: C

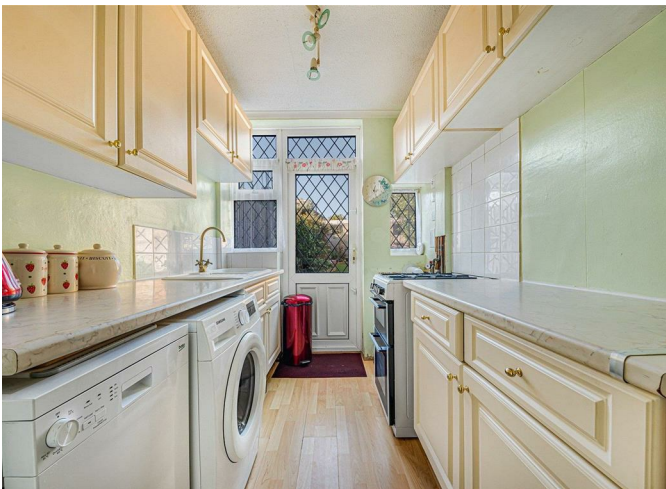
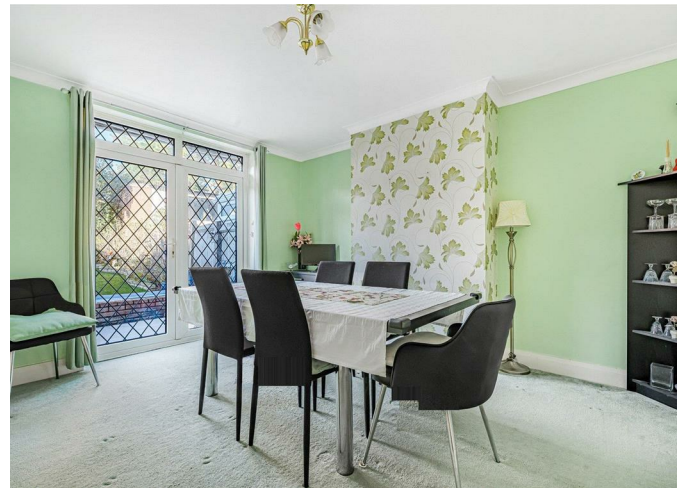
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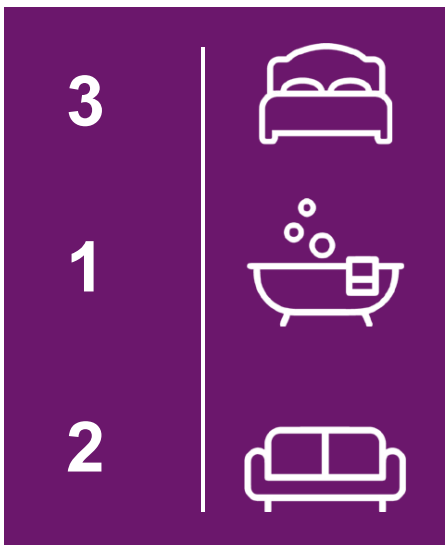
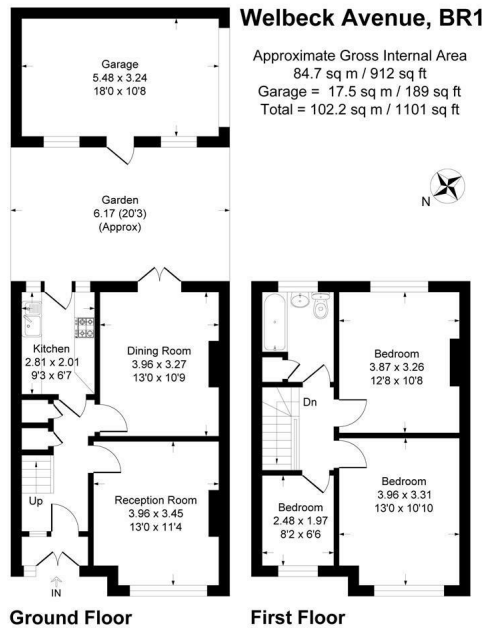
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU 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

Sinclair Hammelton

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