



Sinclair  Hammelton

GUIDE PRICE

£1,250,000

Kings Avenue

Bromley, BR1 4HN

PROPERTY SUMMARY

GUIDE PRICE £1,250,000 - £1,500,000

Boasting a host of original features and Edwardian charm this substantial five bedroom, two bathroom family home offers 3382 sq ft of accommodation and is located on a quiet residential road just a short distance from Sundridge Park. Spacious and grand entrance hall is an impressive space in its own right and leads to three well proportioned reception rooms with ornate fireplaces, coving, cornicing and bay windows to each, the rear of which providing french doors to the patio. The kitchen/breakfast room has been remodelled to include an AGA. There is a generous utility/laundry room and a cellar. To the first floor are to be found four bedrooms and two bathrooms all equally impressive with much of the same character of the ground floor. The vast fifth bedroom is located on the second with the addition of a further bathroom and storage area. Externally the South facing, mature rear garden has been mostly laid to lawn with a paved patio whilst the front driveway provides off road parking.

Homes of this calibre are rarely available especially when retaining so many original features, as such we strongly advise your internal inspection at your earliest convenience. EPC: D

Freehold
COUNCIL TAX - G
Construction - Traditional

5



2



2









Kings Avenue, BR1

Approximate Gross Internal Area 303.2 sq m / 3265 sq ft
 Outbuilding = 10.8 sq m / 117 sq ft
 Total = 314.1 sq m / 3382 sq ft



Ground Floor

First Floor

Second 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

LOCAL AUTHORITY

TENURE
 Freehold

EPC RATING:
 D

COUNCIL TAX BAND
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



OFFICE ADDRESS

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OFFICE DETAILS

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