



OFFERS IN EXCESS OF

£1,000,000

Sunningdale Road

Bromley, BR1 2ET

PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this exceptional three-bedroom detached family home, which has been meticulously refurbished and extended throughout by the current owners. Conveniently located on a quiet residential road, the property is moments from Whitehall Park and under half a mile from Bickley Station, offering excellent transport links into London. Bickley further benefits from highly regarded local schools, a range of amenities and excellent bus routes, making it a popular choice for families and commuters alike.

The living accommodation comprises a welcoming entrance hallway, a spacious dual-aspect living room featuring a log burner, and a second reception room leading into an impressive open-plan kitchen/dining area. The kitchen has been finished to a high specification with integrated appliances, marble worktops and a breakfast bar, creating an ideal space for both everyday living and entertaining. Further benefits include a utility room, downstairs W/C and ample storage throughout.

To the first floor there is a generous principal bedroom with dressing room and en-suite, two further double bedrooms and a contemporary four-piece family bathroom. Externally, the property boasts a west-facing rear garden, perfect for enjoying the evening sun, mainly laid to lawn with a patio seating area. Early viewing is highly recommended to fully appreciate the quality of finish and attention to detail throughout.

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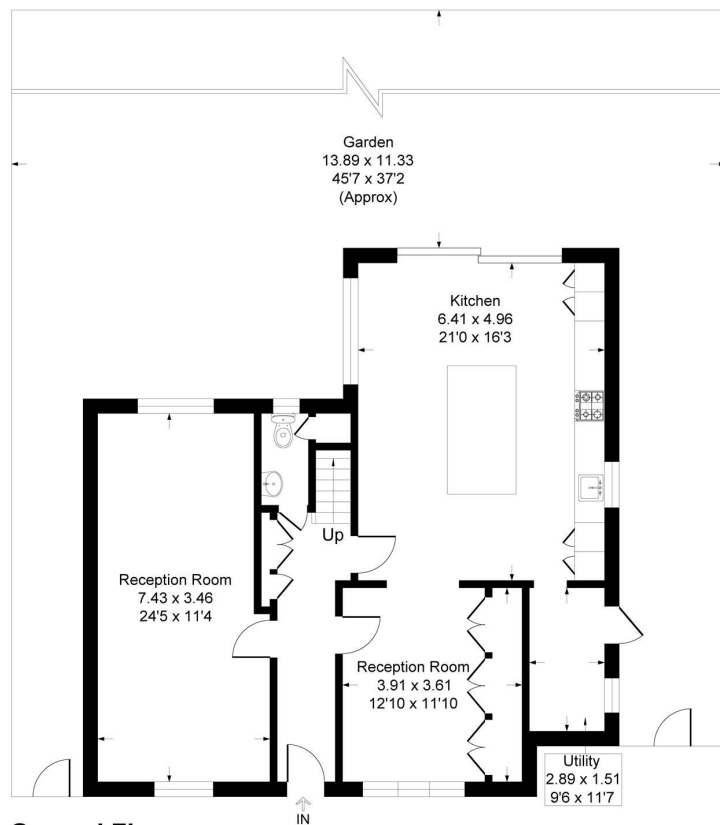
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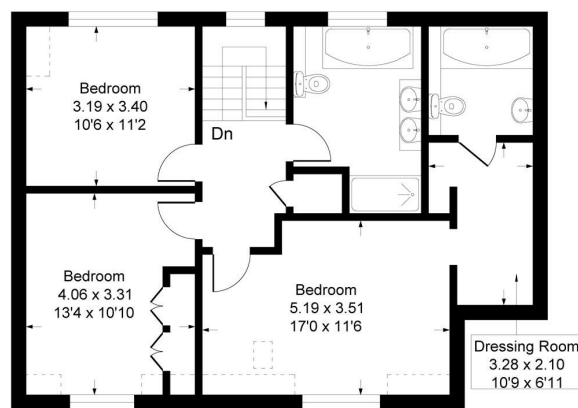




Ground Floor

Sunningdale Road, BR1

Approximate Gross Internal Area
161.9 sq m / 1743 sq ft



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



LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

E

COUNCIL TAX BAND

E

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		
(55-68) D		
(39-54) E	46	
(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



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