



GUIDE PRICE

**£500,000**

**Newbury Road**

Kent, BR2 0QW



## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £500,000 - £550,000\*\*\* Sinclair Hammelton are delighted to bring to the market this beautifully presented versatile two/three bedroom semi-detached home, perfectly located just moments from Bromley High Street and only 0.2 miles from Bromley South Station, which offers fast services to London Victoria in under 20 minutes. Living accommodation comprises a welcoming entrance hallway with downstairs storage, a bright and airy sitting room with a charming feature fireplace and a modern open-plan kitchen and dining area that opens directly onto a private rear garden and a stylish bathroom. Upstairs, there are two well-proportioned double bedrooms, with one benefitting from a convenient en-suite W/C leading to the third, versatile room offers excellent flexibility and can be used as an additional bedroom, home office or dressing room. Externally, the property enjoys a private rear garden with patio, decked seating area and rear access, which also offers off-street parking if desired. There is potential to extend (STPP). Situated close to an excellent selection of shops, restaurants, bars and a cinema and in close proximity to desirable schools, this home is ideal for professionals, small families, or anyone looking to enjoy the best of Bromley living -Early viewing is highly recommended.

EPC: D  
Freehold

3



2



1





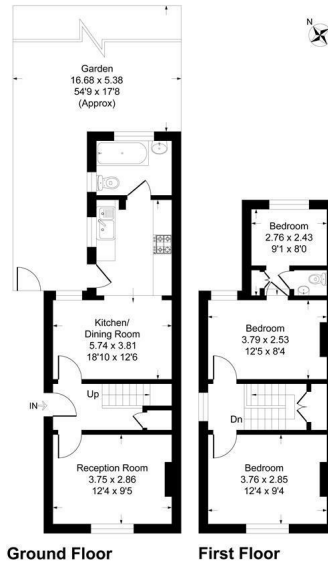




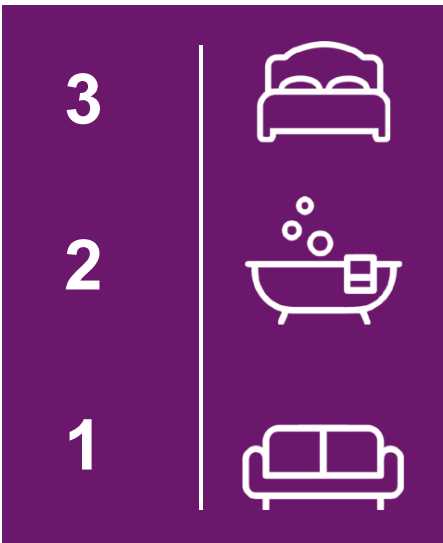


### Newbury Road, BR2

Approximate Gross Internal Area 74.0 sq m / 797 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 compare bearings before making any decisions reliant upon them. Produced By Plangis



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

### EPC RATING: D COUNCIL TAX BAND:

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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