



ASKING PRICE

**£850,000**

**St. Augustines Avenue**

**, BR2 8AG**



## PROPERTY SUMMARY

Sinclair Hamilton are proud to bring to the market this truly exceptional three double-bedroom family home, tucked away in a quiet and sought-after cul-de-sac. Conveniently located close to highly desirable schools and offering excellent access to public transport links, including bus routes and Bickley, Petts Wood and Bromley South stations, the property is ideally positioned for families and commuters alike. The property has been extended and modernised throughout by the current owners, offering stylish and contemporary open-plan family living. The accommodation comprises an entrance hallway, W/C, and hand-crafted roller doors opening into a breathtaking open-plan kitchen, dining and living space. The kitchen features integrated appliances, a central island, perfect for entertaining and open plan living and dining area looking into the private garden. To the front of the property is a spacious living room complete with a log burner, ideal for cosy winter evenings. To the first floor, the property offers a principal bedroom with eaves storage that can be used as a wardrobe or additional storage room, two further well-proportioned double bedrooms, and a modern family bathroom. There is also a generously sized loft, offering potential for further extension subject to the usual consents. Externally, the property benefits from a private, beautifully and professionally landscaped rear garden with two distinct seating areas, ideal for outdoor dining and relaxation. To the front, there is off-street parking. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

3



1

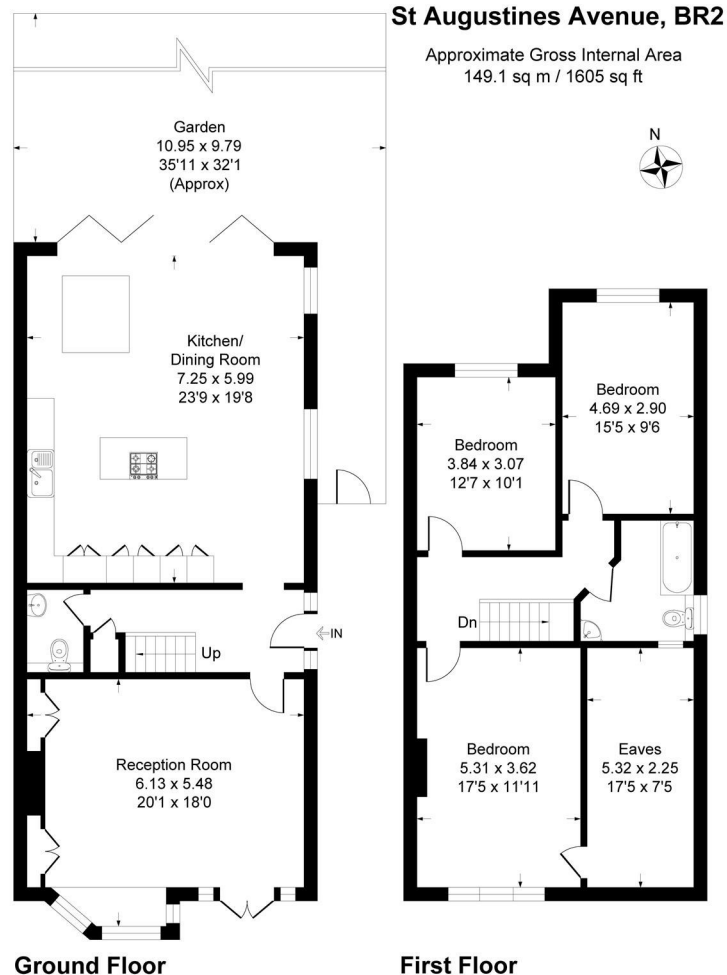


1









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

F

## 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		69
(55-68) D		
(39-54) E	39	
(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

**Sinclair Hammelton**

## OFFICE ADDRESS

23 High Street  
Bromley  
Kent  
BR1 1LG

## OFFICE DETAILS

0208 464 5566  
info@sinclairhammelton.co.uk