



ASKING PRICE

**£450,000**

**Haywood Road**

Bromley, BR2 9RQ

## PROPERTY SUMMARY

Sinclair Hammerton are proud to bring to the market this chain-free two bedroom terraced house, offered in need of some modernisation. Conveniently located approximately 0.5 miles from Bickley Station and under a mile from Bromley South Station, the property is also situated close to the highly regarded Raglan Primary School, as well as local amenities and parks.

The living accommodation comprises an entrance hallway and a through lounge leading to the kitchen. To the first floor are two well-proportioned bedrooms and a family bathroom.

To the rear, the property benefits from a private garden, mainly laid to lawn with a patio seating area. There is potential to extend on the ground floor, subject to the necessary planning permissions. Viewing is highly recommended.

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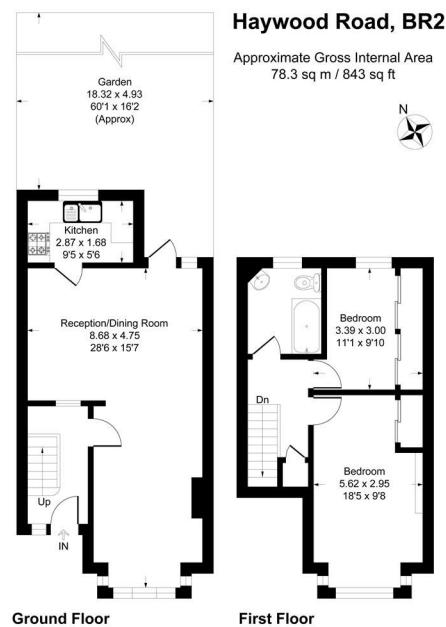
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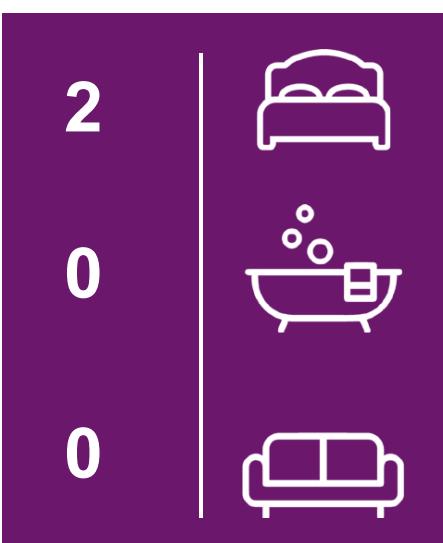
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**EPC RATING: 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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