



GUIDE PRICE

**£700,000**

**Bishops Avenue**

, BR1 3ET

## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £700,000 - £750,000\*\*\* Located in the heart of the Palace Estate is this beautifully presented three bedroom link detached family home. Conveniently located being 0.5 mile to Bromley South Station operating a fast Victoria line arriving in under 20 minutes and close to desirable schools. The well-proportioned accommodation comprises an entrance hallway, W/C, generous lounge with built in storage, a bright and airy dining room with sliding doors leading onto a private garden, modern kitchen. To the first floor there are three bedrooms, two have built in wardrobes and a family bathroom. To the rear there is a secluded garden benefitting from a patio area whilst the front garden is paved and has a driveway to its own integral garage.

EPC: D  
COUNCIL TAX - F  
Construction - Traditional  
Mains Services - Gas, Electricity, Sewerage and metered Water Supply  
Heating System - Gas radiators, gas combi boiler  
Broadband - Openreach, Virgin Media  
Mobile coverage - EE, O2, Three - good inside and out  
Vodafone variable inside, good outdoors  
Restrictive covenants -

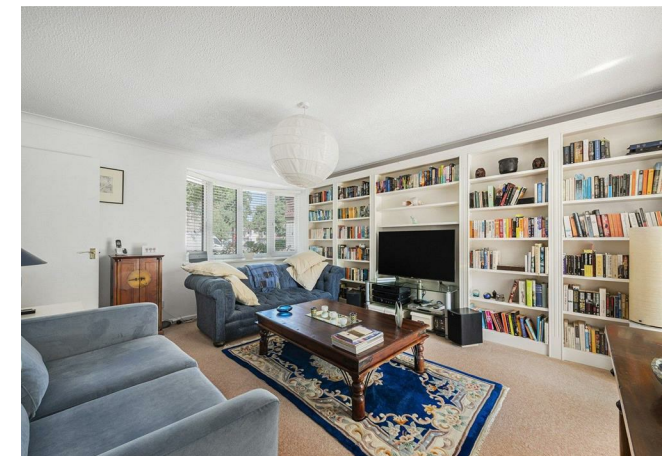
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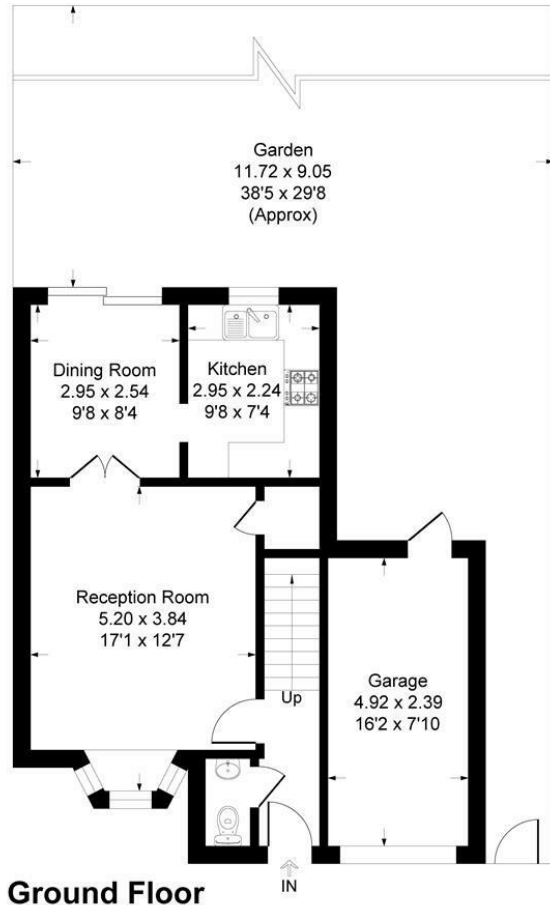
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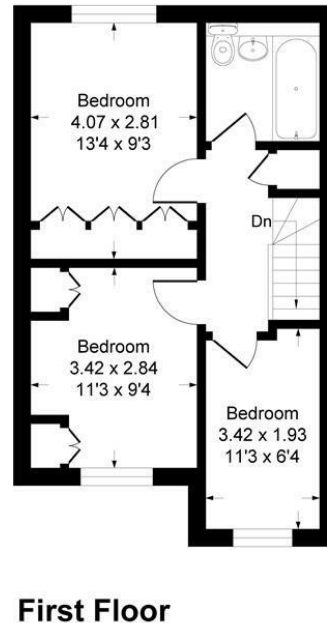






## Bishops Avenue, BR1

Approximate Gross Internal Area  
81.2 sq m / 875 sq ft  
Garage = 11.7 sq m / 127 sq ft  
Total = 93.0 sq m / 1002 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 compass bearings before making any decisions reliant upon them.  
Produced By Planpix

### LOCAL AUTHORITY

**TENURE**  
Freehold

**EPC RATING:**  
D

### COUNCIL TAX BAND

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

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#### OFFICE DETAILS

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