

Sinclair  Hammelton

GUIDE PRICE

£900,000

Great Elms Road

, BR2 9NE

PROPERTY SUMMARY

GUIDE PRICE £900,000-£950,000 A truly stunning four bedroom, two bathroom (one shower room) family home of immense charm and character that has been subject to considerable and comprehensive renovation over recent years. Great Elms Road is one of the most sought after roads and is notably quiet, yet within easy reach of the town centre and Bromley South Station. The tasteful interior comprises an entrance hallway with guest cloakroom, a dual aspect generous reception room with feature fireplace, a large kitchen/diner with quality fitted units and double doors to garden and inner courtyard and utility room with access to a boiler/boot room. To the first floor are four bedrooms with a family bathroom, an additional shower room and a large bright split level landing. Other notable features include solar panels and well stocked and landscaped rear garden. Great Elms Road is well served for schools lying within the catchment of the highly regarded Raglan primary and infant school and Bromley town centre is less than half a mile away with its abundance of notable restaurants and shopping facilities. EPC: C

COUNCIL TAX - E

Construction - Traditional

Mains Services - Gas & Electricity - EON, Sewerage and metered Water supply - Thames Water

Heating System - Gas radiators

Broadband - Community Fibre

Mobile coverage - Good - 02

Restrictive covenants - No

4



2



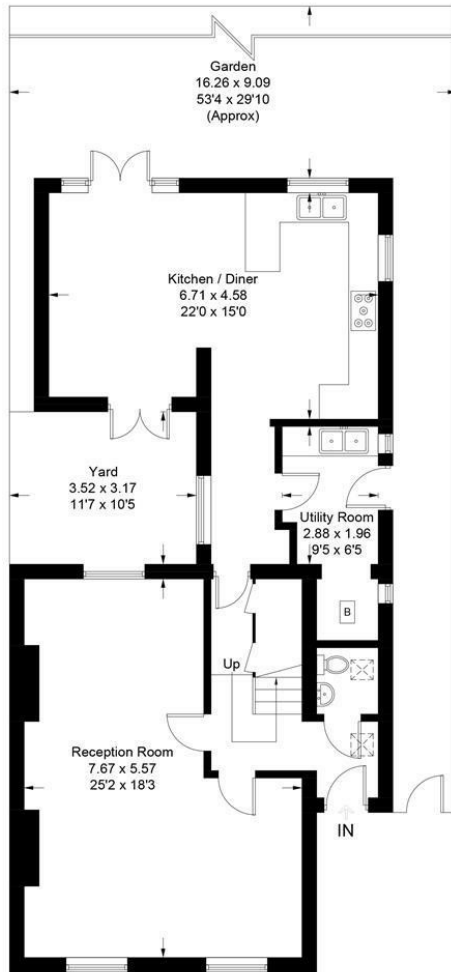
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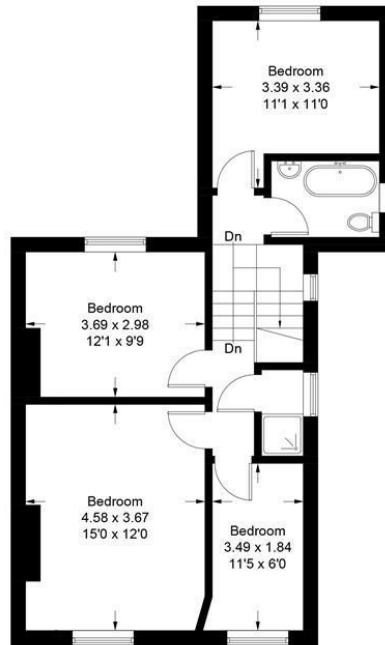




Ground Floor

Great Elms Road, BR2

Approximate Gross Internal Area
151 sq m / 1625 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 on behalf of Sinclair Hammelton (ID902209)

LOCAL AUTHORITY

TENURE

Freehold

EPC RATING:

C

COUNCIL TAX BAND

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 | 81 |
| (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 | |

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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