



OFFERS IN EXCESS OF

**£800,000**

**Glassmill Lane**

Bromley, BR2 0EJ



## PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this beautifully maintained semi-detached family home with air-conditioning, nestled in a quiet no-through road and conveniently located close to Bromley South and Shortlands stations. The living accommodation comprises a spacious entrance hallway, downstairs W/C, a modern fully fitted kitchen/diner, integral garage and a bright living room leading through to a conservatory overlooking the rear garden. To the first floor, there are four well-proportioned bedrooms, with the principal bedroom, and an en-suite shower room, alongside a modern family bathroom. Externally, the property offers a large driveway providing ample off-street parking and a private rear garden featuring a patio seating area, ideal for outdoor entertaining. Viewing is highly recommended. EPC: D

Freehold  
COUNCIL TAX - E  
Construction - Traditional  
Mains Services - Yes and metered water supply  
Heating System - Gas radiators  
Broadband - Yes  
Mobile coverage - 5G  
Restrictive covenants - No

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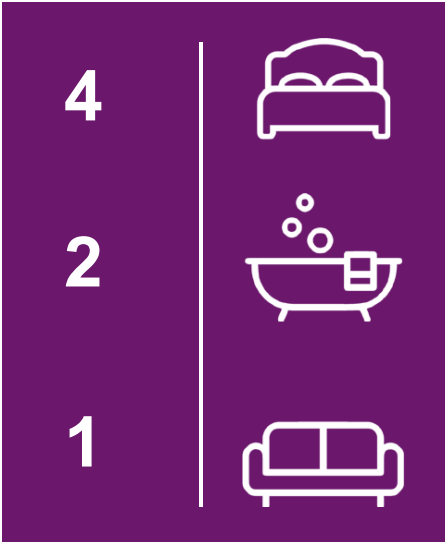
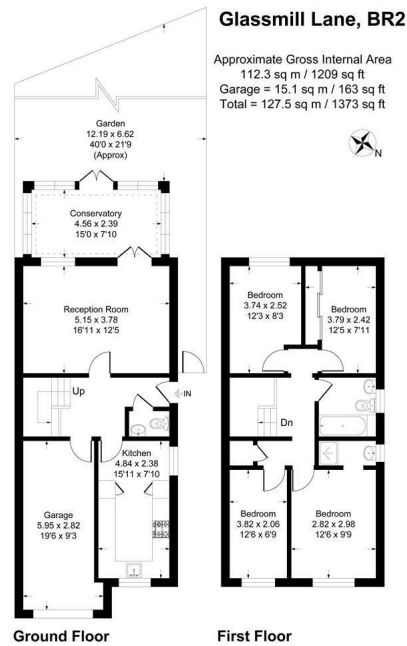
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC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

**EPC RATING: D COUNCIL TAX BAND: E**

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

**OFFICE ADDRESS**

23 High Street  
 Bromley  
 Kent  
 BR1 1LG

**OFFICE DETAILS**

0208 464 5566  
[info@sinclairhammelton.co.uk](mailto:info@sinclairhammelton.co.uk)