

GUIDE PRICE

**£725,000**

**Salisbury Road**

Bromley, BR2 9PU



## PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this stunning Victorian property which offers an impressive 2,003 sq. ft. of accommodation and occupies a larger-than-average plot in the highly sought-after Chatterton Village. The interior is beautifully presented, blending elegant period features with modern comfort. The ground floor comprises a welcoming entrance hallway, a formal reception room with a feature bay window and fireplace, a second reception room, a cloakroom with W.C., a spacious kitchen/diner and a bright sun room overlooking the garden. On the first floor there are three generous bedrooms, one benefitting from an en-suite shower room, along with a family bathroom. The top floor is home to the principal bedroom, which features its own en-suite and access to a superb roof terrace offering far-reaching views. Outside, the property enjoys a well-maintained rear garden with mature shrubs and borders, a large garage to the side and off-street parking. Bromley South Station is approximately 1.4 miles away, providing excellent services to London Blackfriars, Victoria and Ashford International. The area is well served by highly regarded schools including Raglan, St George's, The Ravensbourne and Bullers Wood. Virgin Active Health Centre and Gym is around an eight-minute walk away, while Whitehall Recreation Ground can be reached in six minutes. The house is also just a short stroll from the popular Chatterton Village parade of shops and amenities. EPC: E

4



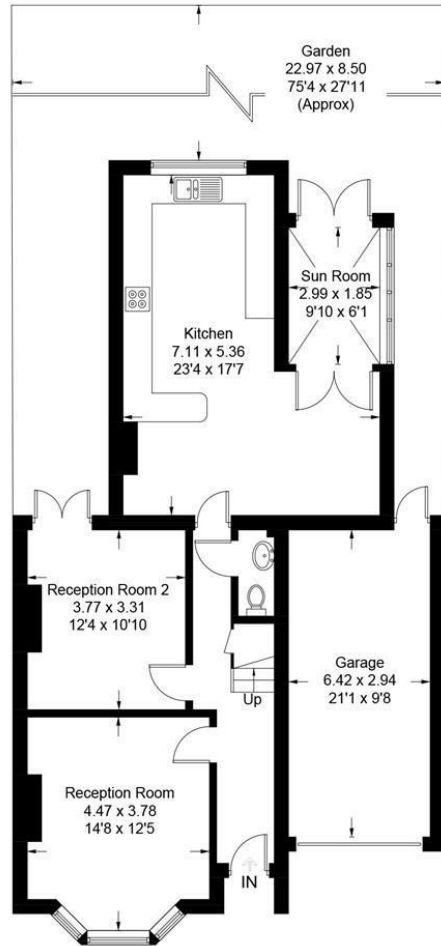
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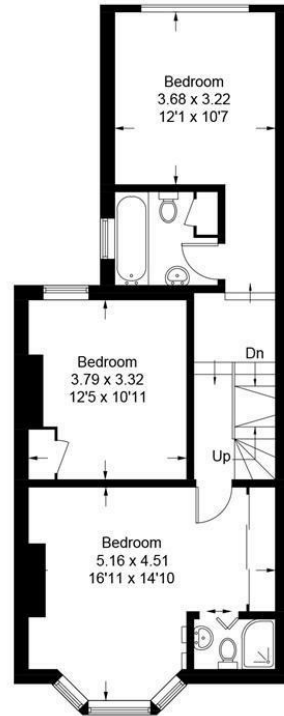




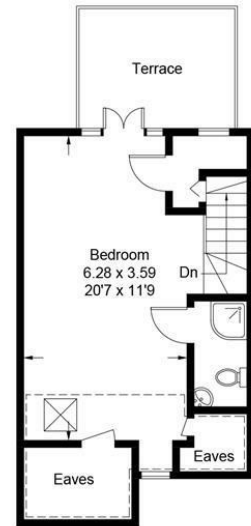
**Ground Floor**

**Salisbury Road**  
 Approximate Gross Internal Area = 167.1 sq m / 1799 sq ft  
 Garage = 19 sq m / 204 sq ft  
 Total = 186.1 sq m / 2003 sq ft  
 (Excluding Eaves)

= Reduced headroom below 1.5m / 5'0"



**First Floor**



**Second 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 (ID861125)

**LOCAL AUTHORITY**

**TENURE**  
 Freehold

**EPC RATING**  
 E

**COUNCIL TAX BAND**  
 D

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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