



ASKING PRICE

£1,000,000

Park Avenue

, BR1 4EG

PROPERTY SUMMARY

Rarely available and offered exclusively through Sinclair Hammelton is this four bedroom detached house, located on a highly desirable tree-lined road in Bromley North. The property requires modernisation throughout presenting a fantastic opportunity for buyers looking to create a bespoke family home. Set on a generous side plot, the accommodation comprises an entrance hallway leading to a spacious reception room with a feature bay window and French doors opening onto the garden. There is also a separate dining room, kitchen and a ground floor shower room. Upstairs, the property offers three double bedrooms, a well-proportioned single bedroom, a family bathroom and a separate WC. Externally, the home sits on a substantial plot with a rear garden extending over 160ft, along with generous front and side gardens. Conveniently located being under a mile to Sundridge Park, Bromley North and Shortlands Stations and in close proximity to desirable schools. Viewing is highly recommended to fully appreciate the potential of this rarely available home.

EPC: D
COUNCIL TAX - G
Construction -
Mains Services -
Heating System -
Broadband -
Mobile coverage -
Restrictive covenants -

4



2



2



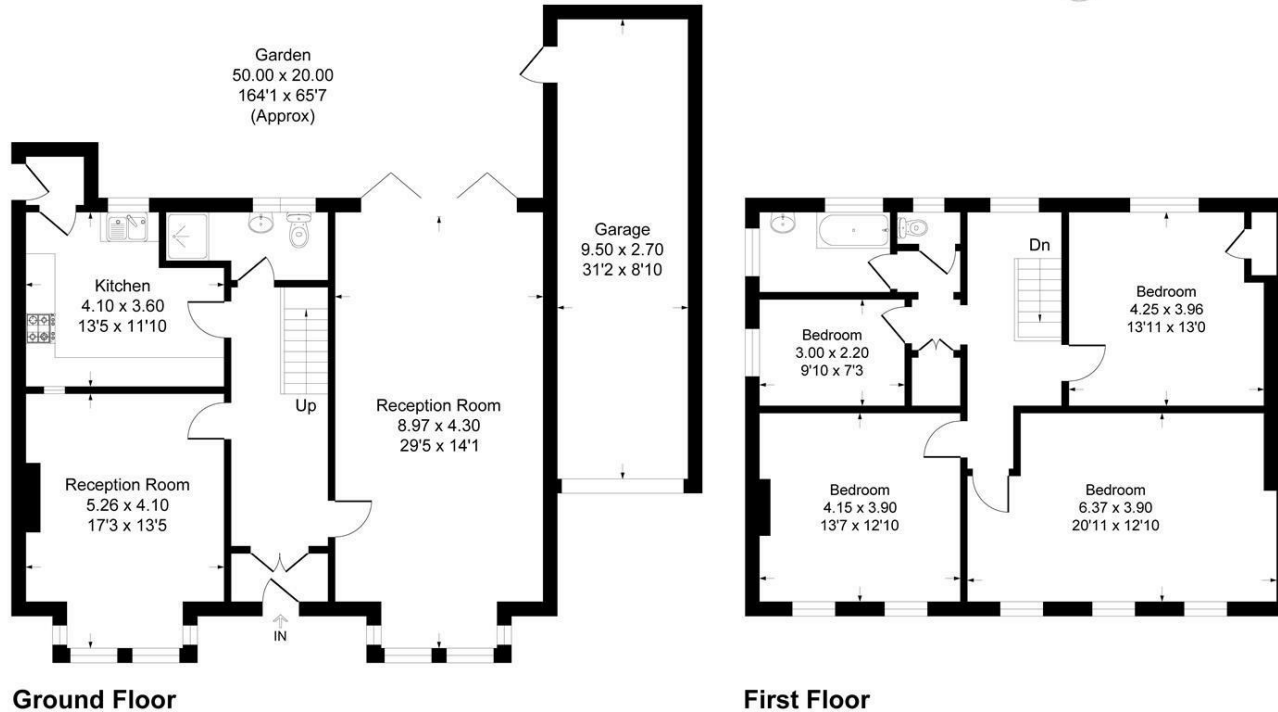






Park Avenue, BR1

Approximate Gross Internal Area = 178.2 sq m / 1919 sq ft
 Garage = 25.6 sq m / 276 sq ft
 Total = 203.8 sq m / 2195 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			
(69-80) C			
(55-68) D		63	79
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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