

Sinclair  Hammelton



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 benefiting 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

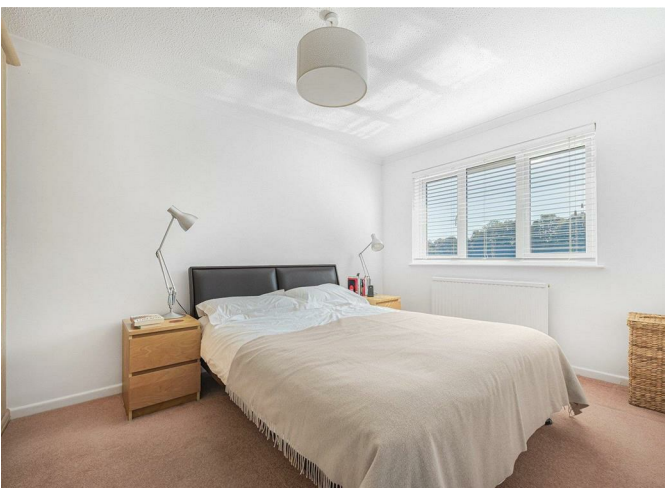
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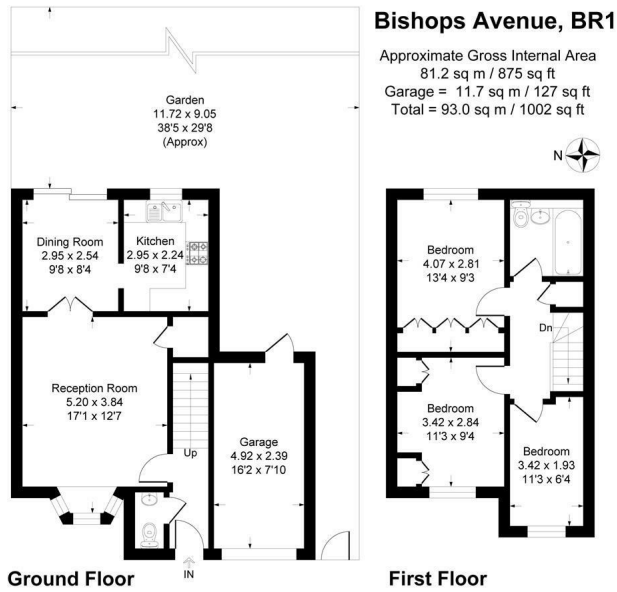
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC RATING: D COUNCIL TAX BAND:

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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