



Sinclair  Hammelton



ASKING PRICE

**£950,000**

**Rafford Way**

Kent, BR1 3EN

## PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this beautifully presented three-bedroom semi-detached family home offering 1908sqft of living accommodation. Conveniently located just 0.2 miles from Bromley South Station, offering fast services to London Victoria in under 20 minutes, the property is also within easy reach of Bromley High Street with its excellent selection of shops, restaurants, cafés and cinema.

The living accommodation comprises a bright and welcoming hallway, a reception room with a feature bay window and double doors leading through to a spectacular open-plan kitchen, living and dining area. The fully fitted kitchen includes a breakfast bar and bi-folding doors overlooking and opening onto the garden, creating an ideal space for both everyday living and entertaining. A study, utility/shower room and W/C complete the ground floor.

To the first floor there are three well-proportioned bedrooms and a family bathroom.

Externally, the property offers a secluded 75ft rear garden, mostly laid to lawn with a patio seating area. To the front there is off-street parking. The property also offers potential to extend further, subject to the necessary planning permissions (STPP).

Viewing is highly recommended.

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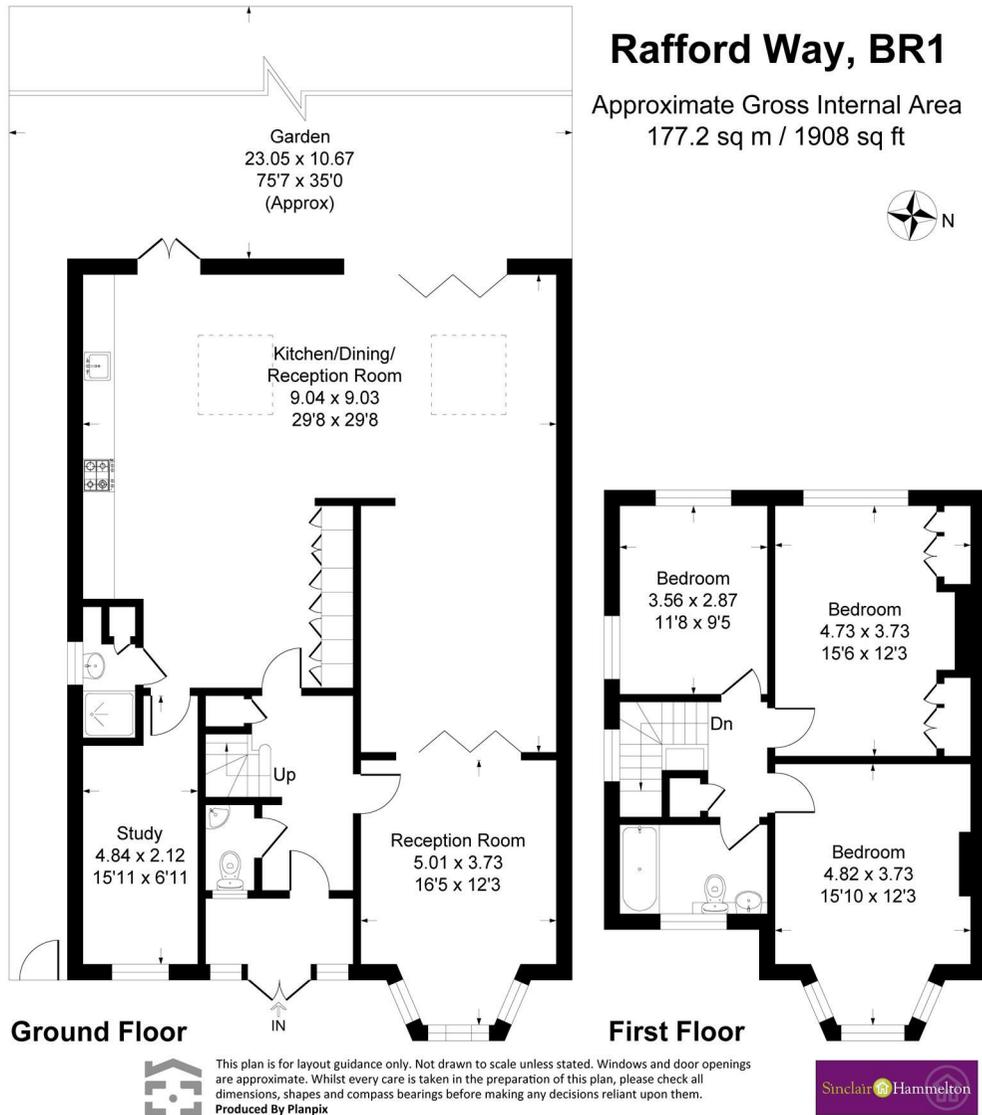
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### LOCAL AUTHORITY

**TENURE**  
Freehold

**EPC RATING**  
C

**COUNCIL TAX BAND**  
F

**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		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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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