



ASKING PRICE

**£1,200,000**

**Hill Brow**

Bromley, BR1 2PQ

## PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this unique three bedroom bungalow, set on one of Bickley's most desirable roads. Ideally located within a mile of Bickley, Sundridge Park and Elmstead Wood stations, the property also sits just 0.6 miles from Bullers Wood School for Girls. Nestled behind private gates, this truly unique bungalow was built in 2002 and offers spacious and well-planned accommodation throughout. Upon entry, you are greeted by an impressive full-height entrance hallway, which leads to a fully fitted kitchen with breakfast bar and a separate utility area, a generous living room, dining room and conservatory. The property offers two bedrooms with en-suite bathrooms, along with a third room currently used as a study. Externally, the bungalow sits on a large plot featuring a double garage, an 'Italian-style' patio area and well-maintained level lawned gardens. Viewing is highly recommended. EPC: D

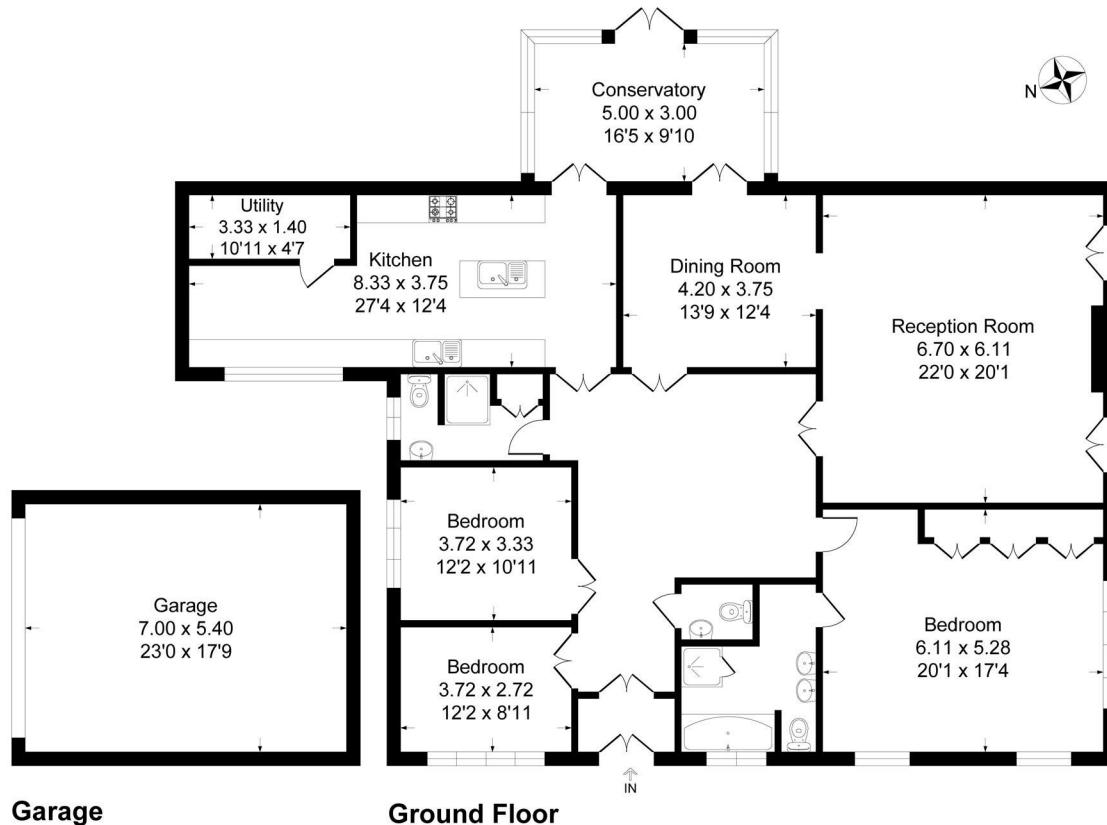
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## Hill Brow BR1

Approximate Gross Internal Area 219.4 sq m / 2363 sq ft  
 Garage = 37.8 sq m / 407 sq ft  
 Total = 257.2 sq m / 2770 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**  
 G

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	66
(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		

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