



ASKING PRICE

£750,000

Babbacombe Road

Bromley, BR1 3LS

BABBACOMBE ROAD

PROPERTY SUMMARY

Sinclair Hammelton are delighted to present to the market this charming and characterful four-bedroom Edwardian family home, ideally positioned in the heart of Bromley North. Offering generous living space arranged over three floors, this attractive property perfectly blends period features with excellent potential for further enhancement.

The property is conveniently located just 0.1 miles from Bromley North Station and approximately 0.7 miles from Bromley South Station, providing fast and frequent services to London Victoria in under 20 minutes. Bromley town centre is also within easy reach, offering an array of shops, restaurants, bars, leisure facilities and highly regarded local schools.

Internally, the accommodation comprises a welcoming entrance hallway leading to a spacious and bright through lounge. This impressive reception room benefits from a feature bay window to the front, original coving, high ceilings and a fireplace, creating a wonderful family living and entertaining space. To the rear of the property is a generous kitchen/dining room overlooking the garden, providing ample space for family dining. There is also a useful utility area and a ground floor shower room, adding practicality for modern family living.

To the first floor, there are three well-proportioned double bedrooms, all benefiting from built-in storage, along with a family bathroom. The second floor hosts a further spacious bedroom, which offers excellent flexibility as a principal suite, guest room or home office. There is also clear potential to extend further, subject to the necessary planning permissions (STPP).

4



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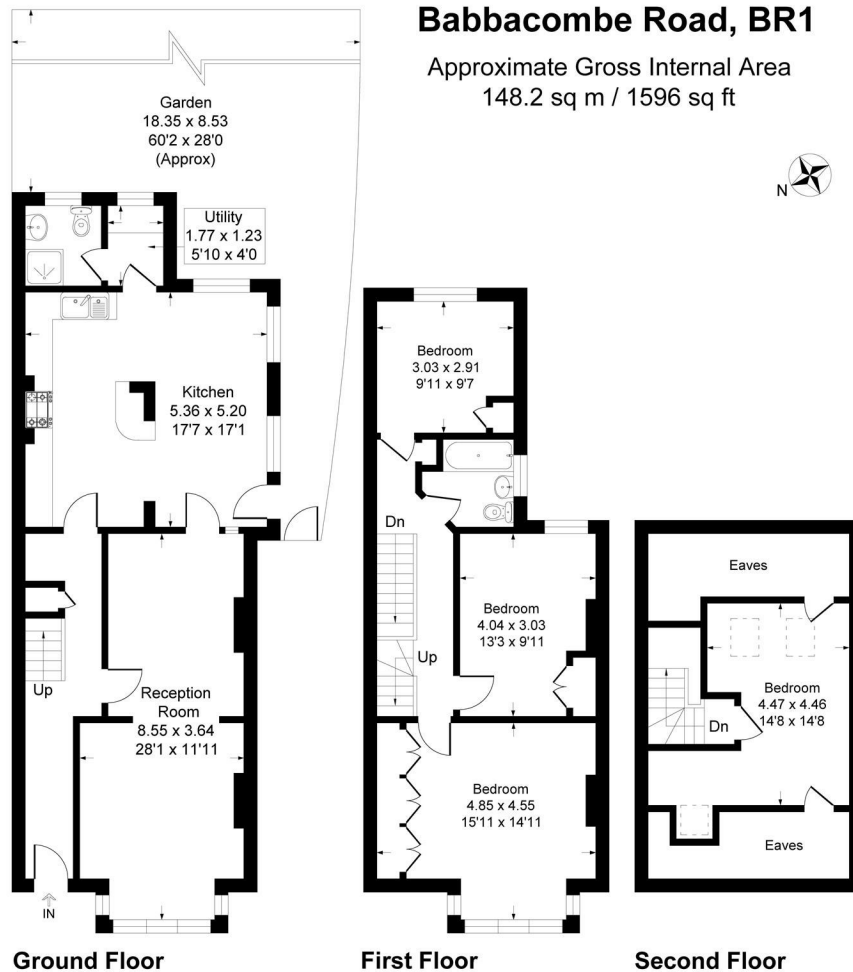
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any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



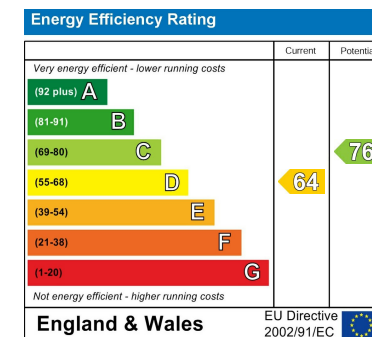
LOCAL AUTHORITY

TENURE
Freehold

EPC RATING:
D

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



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

23 High Street
Bromley
Kent
BR1 1LG

OFFICE DETAILS

0208 464 5566
info@sinclairhammelton.co.uk