



Sinclair Hammelton

ASKING PRICE

**£525,000**

**Mapleton Close**

, BR2 9DU

## PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market CHAIN FREE this three bedroom town house. The property is conveniently located being under a mile to both Bromley South and Hayes train stations and close to desirable schools. Living accommodation comprises: porch, entrance hallway where there is an integral garage and W/C. The first floor is flooded with natural light and offers dining room, sitting room and kitchen with direct access onto a private garden. To the second floor there are three bedrooms and a family bathroom. Further benefits include off street parking, gas central heating and double glazing. Viewing highly recommended.

EPC: C  
Freehold  
COUNCIL TAX - E  
Construction - Traditional  
Mains Services - Yes and metered Water supply  
Heating System - Gas radiators  
Broadband - Standard  
Mobile coverage - 86%  
Restrictive covenants - No

3



1



2



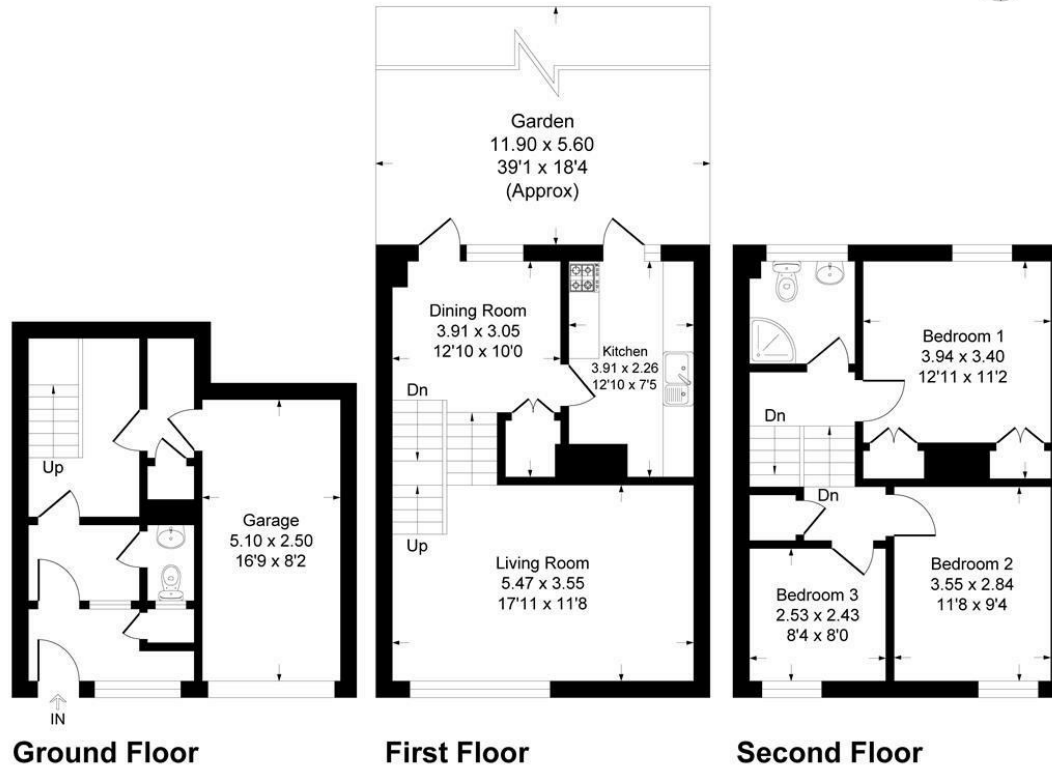






# Mapleton Close, BR2

Approximate Gross Internal Area = 101.7 sq m / 1095 sq ft  
 Garage = 12.7 sq m / 137 sq ft  
 Total = 114.4 sq m / 1232 sq ft



**Ground Floor**

**First Floor**

**Second Floor**

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:

C

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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

Sinclair Hammelton

### OFFICE ADDRESS

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### OFFICE DETAILS

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