



**£1,000,000**

**Burford Road**

Bromley, BR1 2EY



## PROPERTY SUMMARY

Sinclair Hammelton are delighted to offer this beautifully presented three-bedroom bungalow, located on a highly desirable tree-lined road in Bickley.

The property has been modernised throughout by the current owners and offers bright, versatile open-plan living. Accommodation comprises an entrance hallway, three double bedrooms, a stylish four-piece family bathroom, and a stunning open-plan living/dining/kitchen area with fully integrated appliances. Bi-folding doors open onto a mature south-facing garden, mainly laid to lawn with a patio seating area — ideal for entertaining.

Ideally positioned for local bus routes, schools and parks, the property is just 0.5 miles from Bickley Station and 1 mile from Chislehurst Station.

Further benefits include a driveway, gas central heating and double glazing.

Viewing highly recommended.

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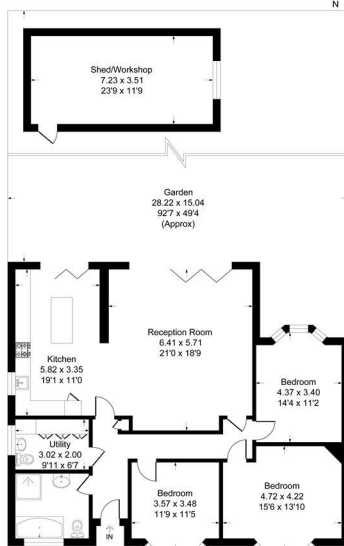






### Burford Road, BR1

Approximate Gross Internal Area 129.6 sq m / 1396 sq ft  
Outbuilding = 25.3 sq m / 273 sq ft  
Total = 155.0 sq m / 1669 sq ft



Ground 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 compound bearings before making any decisions which affect them.  
Produced by Planity

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1

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

**EPC RATING: F COUNCIL TAX BAND: F**

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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#### OFFICE DETAILS

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