



**£1,200,000**

**Blenheim Road**

Bromley, BR1 2EX

## PROPERTY SUMMARY

Sinclair Hammelton are delighted to present this exceptional five bedroom detached family residence, beautifully refurbished and thoughtfully extended to an exacting standard by the current owners. Occupying a prime position on a quiet residential road, the property is just moments from Whitehall Park and under half a mile from Bickley Station, providing fast and convenient links into London. Bickley is renowned for its outstanding schools, boutique amenities and excellent transport connections, making it one of the area's most desirable locations for families and commuters alike.

The property opens into a welcoming and elegant entrance hallway, leading through to a stunning open-plan kitchen, dining and living space—undoubtedly the heart of the home. Designed with both style and functionality in mind, the bespoke kitchen is finished to an impeccable standard, featuring high-end integrated appliances, sleek marble worktops and a statement breakfast bar, perfect for both relaxed family living and sophisticated entertaining.

The ground floor further benefits from a separate utility room, three well-proportioned double bedrooms (including a beautifully appointed ensuite), a contemporary family bathroom and excellent built-in storage throughout.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC RATING: D COUNCIL TAX BAND: D**

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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