



GUIDE PRICE

£700,000

Nightingale Lane

Bromley, BR1 2SG

PROPERTY SUMMARY

*** GUIDE PRICE £700,000 TO £750,000 ***

Sinclair Hammelton are proud to present this three bedroom semi-detached family home, located within the highly sought-after Palace Estate. The property is superbly positioned for Bickley and St George's Primary Schools, as well as Bromley South mainline station, providing excellent transport links into London. The property offers well-proportioned accommodation and has been well maintained by the current owner. There is excellent potential to modernise and extend (subject to the usual planning permissions), making it an ideal opportunity for those wishing to create their dream home. The south-facing rear garden, approximately 100ft in length, is mainly laid to lawn with a decked seating area, perfect for outdoor entertaining. The property also benefits from a garden cabin with electricity, a garage and a private driveway providing off-street parking. EPC rating: D.

Freehold

COUNCIL TAX - E

Construction - Traditional

Mains Services - Yes and metered Water supply

Heating System - Gas radiators

Broadband - Virgin media

Mobile coverage - Good

Restrictive covenants - No

3



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1





LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

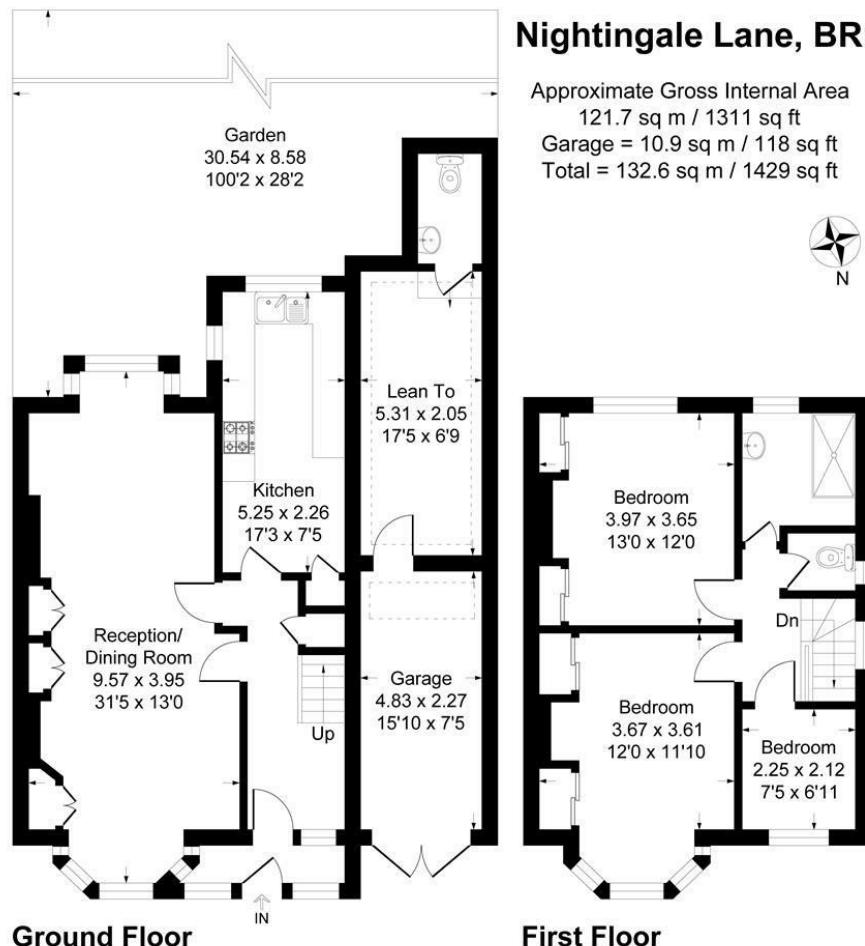
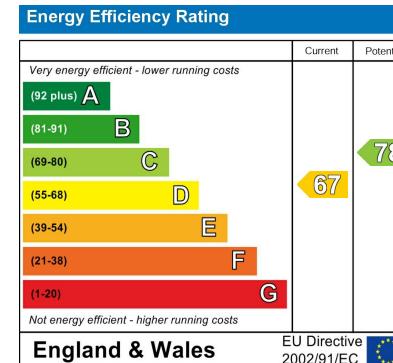
D

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



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

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