

GUIDE PRICE

**£750,000**

**Alexandra Crescent**

, BR1 4EU



## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £750,000-£800,000\*\*\* CHAIN FREE! Sinclair Hammelton are proud to bring to the market this five bedroom semi-detached family home offering 1826 SQ FT of accommodation. Situated on a popular road in Bromley North, under a mile to three train stations and in close proximity to desirable schools. Living accommodation comprises as follows; to the ground floor, entrance hall, reception room, dining room, breakfast room/kitchen and utility room. To the first floor are to be found four good sized bedrooms and family bathroom. To the second floor there is a bedroom with ensuite shower room. Externally the rear garden has been attractively landscaped and driveway provides off road parking and access to the integral garage. We strongly advise your internal inspection to appreciate the size and standard of accommodation on offer. EPC: D

COUNCIL TAX - F  
Construction - Traditional  
Mains Services - Gas, Electricity, Sewerage and metered water supply  
Heating System - Gas radiators  
Broadband - Ultrafast  
Mobile coverage - Good  
Restrictive covenants - No

5



2



2



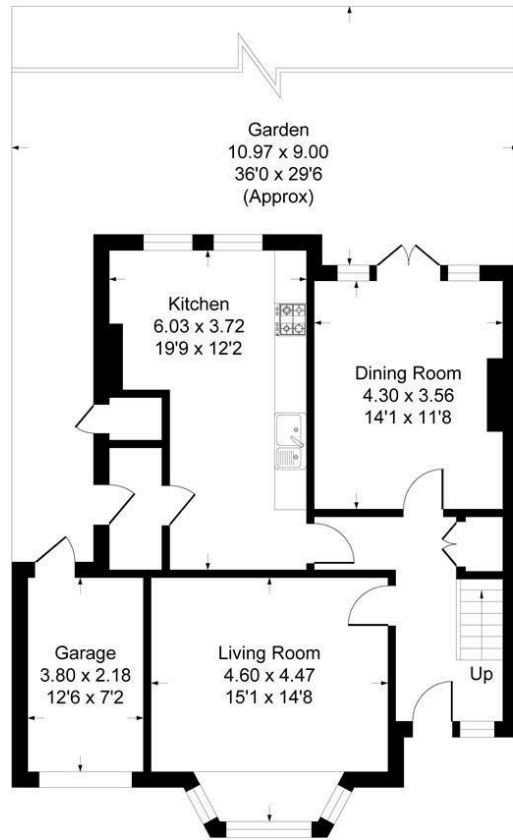




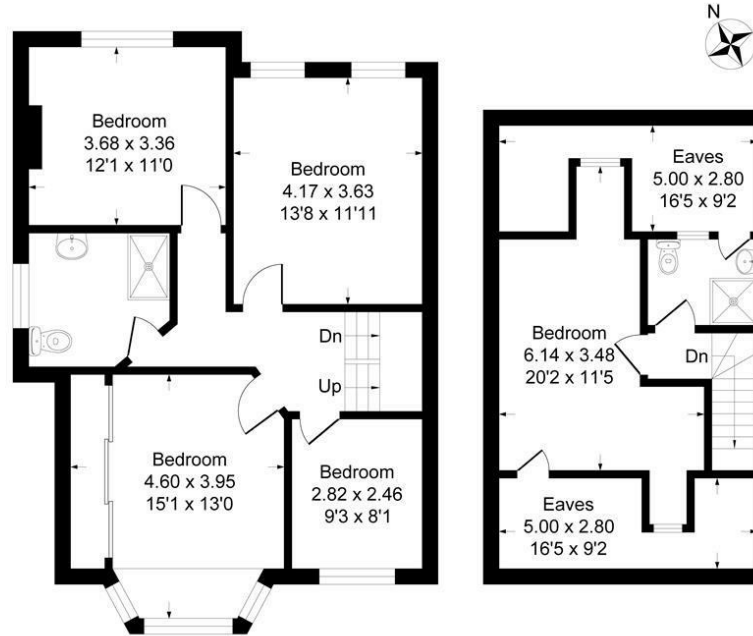


# Alexandra Crescent, BR1

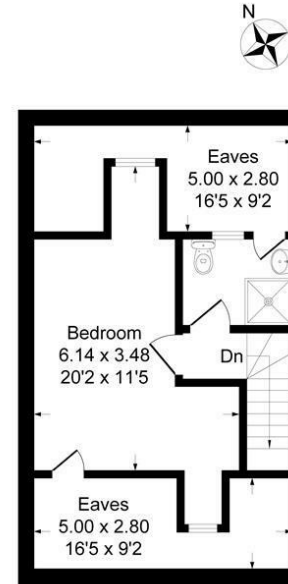
Approximate Gross Internal Area 161.4 sq m / 1738 sq ft  
 Garage = 7.9 sq m / 86 sq ft  
 Total = 169.4 sq m / 1824 sq ft



**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**

**EPC RATING:**  
D

**COUNCIL TAX BAND**  
F

**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>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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