

The logo for Sinclair Hammelton, featuring the name 'Sinclair' in green, a house icon in a green circle, and 'Hammelton' in purple.

Sinclair  Hammelton

GUIDE PRICE

**£1,250,000**

**Copley Dene**

Bromley, BR1 2PW

## PROPERTY SUMMARY

\*\*\*Guide Price £1,250,000-£1,300,000\*\*\* Sinclair Hammelton are delighted to present to the market this beautifully presented five-bedroom family home, offering spacious and well-appointed accommodation throughout. Ideally located less than a mile from Sundridge Park, Elmstead Wood and Bickley stations, the property benefits from excellent transport links, convenient local bus routes and close proximity to a selection of highly regarded schools. Bromley High Street is also close by with its array of shops, bars, Cinema and restaurants as well as Bromley South with its fast Victoria Line arriving in under 20 minutes.

The ground floor accommodation comprises a welcoming entrance hallway leading to a bright and spacious reception room, which flows seamlessly into a second reception room with elegant French doors opening onto the garden, creating an ideal space for both everyday living and entertaining. There is also a modern, fully integrated Gaddesby kitchen with dining area, complemented by a separate utility room and a convenient W/C completing the ground floor.

Upstairs, the property offers a generous principal bedroom with en-suite facilities, alongside four further well-proportioned bedrooms, benefiting from built-in storage. A stylish and contemporary family bathroom serves the remaining bedrooms. All bathrooms and W/C are recently refurbished by the highly regarded London Bath Co.

Externally, the property enjoys a private and mature rear garden, predominantly laid to lawn with a patio seating area, perfect for outdoor dining and relaxation. To the front, there is off-street parking for multiple vehicles as well as a sizeable garage.

Early viewing is highly recommended to fully appreciate the space, location and quality of accommodation this wonderful family home has to offer.

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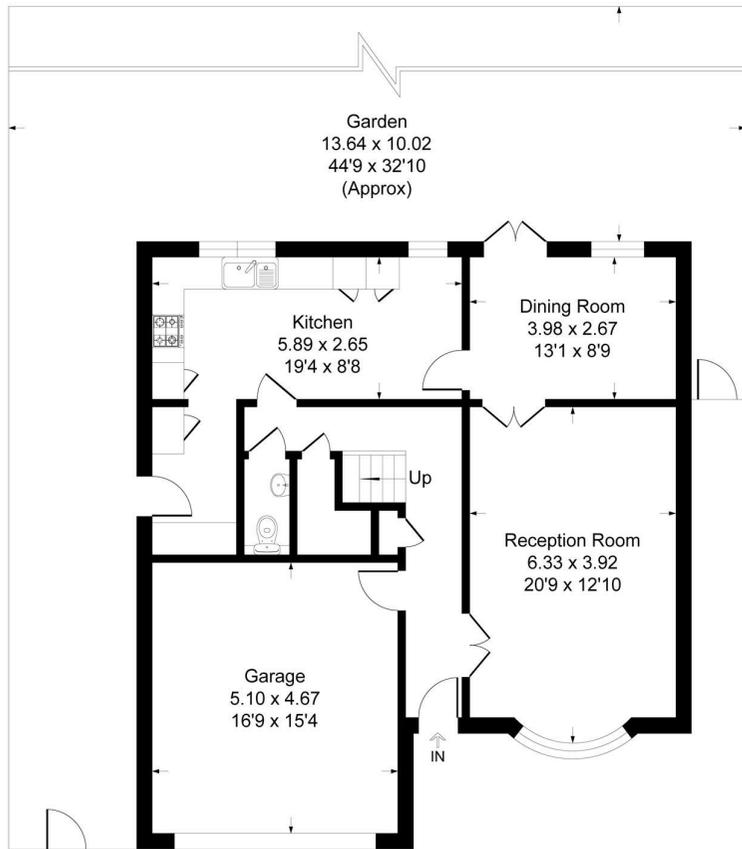
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2



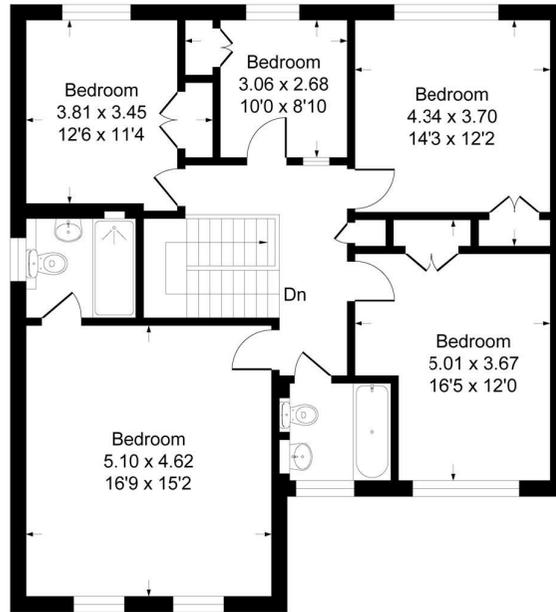




**Ground Floor**

# Copley Dene, BR1

Approximate Gross Internal Area  
 168.8 sq m / 1817 sq ft  
 Garage = 23.8 sq m / 256 sq ft  
 Total = 192.6 sq m / 2073 sq ft



**First 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**  
G

**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>	69	78
(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



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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