Sinclair Hammelton

Offered to the market chain free, Sinclair Hammelton are proud to present this well-appointed four bedroom family home, ideally situated just 0.5 miles from Bromley South Station, providing fast and direct services to London Victoria in under 20 minutes. Bickley and Bromley North stations are also within a mile, making this property perfect for commuters. The accommodation is arranged over three floors and comprises a welcoming entrance hallway, a spacious reception room and an open-plan kitchen/dining area ideal for family living and entertaining. On the first floor, you'll find two generous double bedrooms, one of which benefits from an en-suite shower room and family bathroom. The second floor offers a further double bedroom and a single bedroom, providing flexible space for a growing family or home office use. To the front, the property features off-street parking, while the rear garden is low-maintenance and includes a patio seating area. EPC: D

4

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Gundulph Road, BR2

Approximate Gross Internal Area = 107.9 sq m / 1162 sq ft

Garden
12.62 x 7.11
41'5 x 23'4
(Approx)

Kitchen /Dining Room
5.21 x 3.63
17'1 x 11'11

Reception Room
4.11 x 3.43
13'6 x 11'3

IN

Ground Floor

Bedroom
2.39 x 2.01
7'10 x 6'7

Eaves

Bedroom
5.64 x 4.78
18'6 x 15'8

Eaves Storage

Second Floor

Bedroom
3.68 x 3.40
11'9 x 11'2

Bedroom
3.73 x 3.35
12'3 x 11'0

First Floor
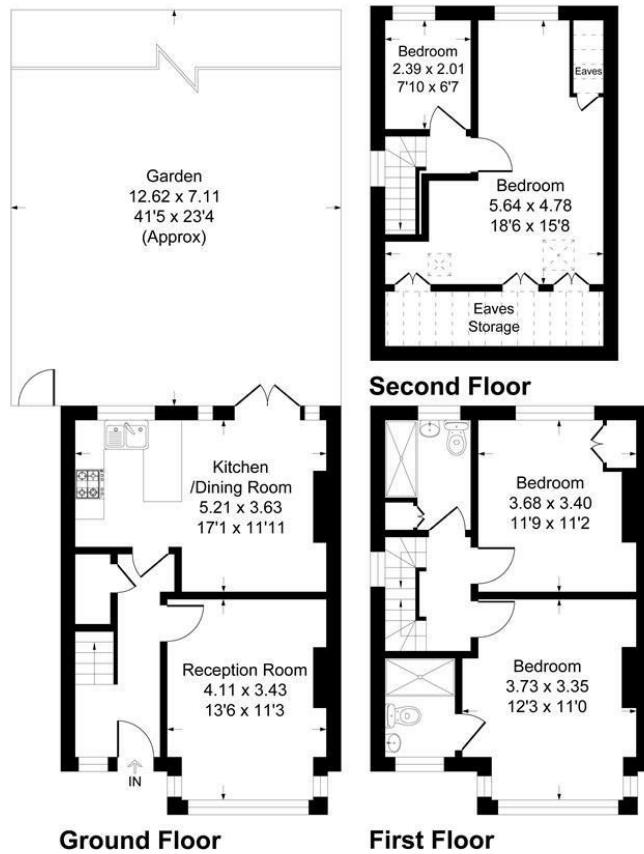
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

LOCAL AUTHORITY

TENURE
Freehold

EPC RATING
D

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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
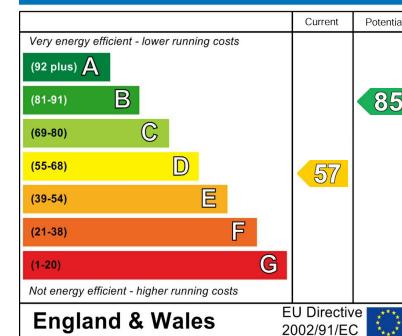
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements