

Sinclair  
Hammelton  
For Sale  
020 8464 5566  
[www.sinclairhammelton.co.uk](http://www.sinclairhammelton.co.uk)

GUIDE PRICE

**£550,000**

**Victoria Road**

Bromley, BR2 9PL



## PROPERTY SUMMARY

\*\*\*Guide Price £550,000–£575,000\*\*\* With No Onward Chain, Sinclair Hammelton are proud to bring to the market this charming three bedroom property, ideally located in the desirable Chatterton Village area. The home is conveniently positioned close to local bus routes and well-regarded schools, as well as being just 0.8 miles from Bickley Station and 1.2 miles from Bromley South, which offers a fast Victoria line service with journey times of under 20 minutes.

The accommodation comprises an entrance hallway, a spacious through lounge, a downstairs W/C and a kitchen/dining area. To the first floor are two double bedrooms, a single bedroom and a family bathroom.

Externally, the property benefits from a private rear garden, mainly laid to lawn with a patio seating area. There is potential to extend to the ground floor or into the loft, subject to the necessary planning permissions. Recently modernised by the current owners - viewing is highly recommended.

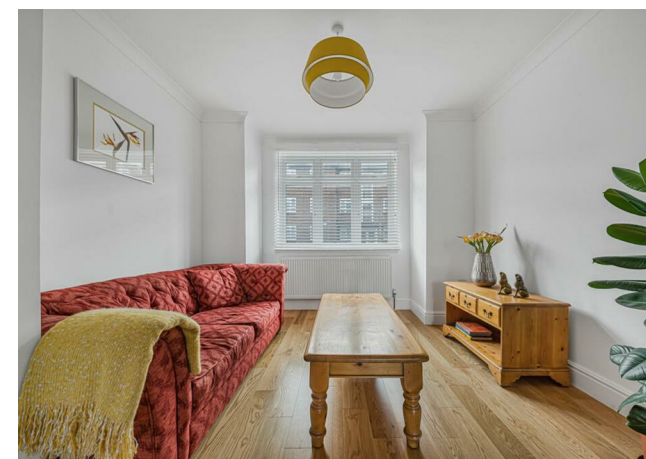
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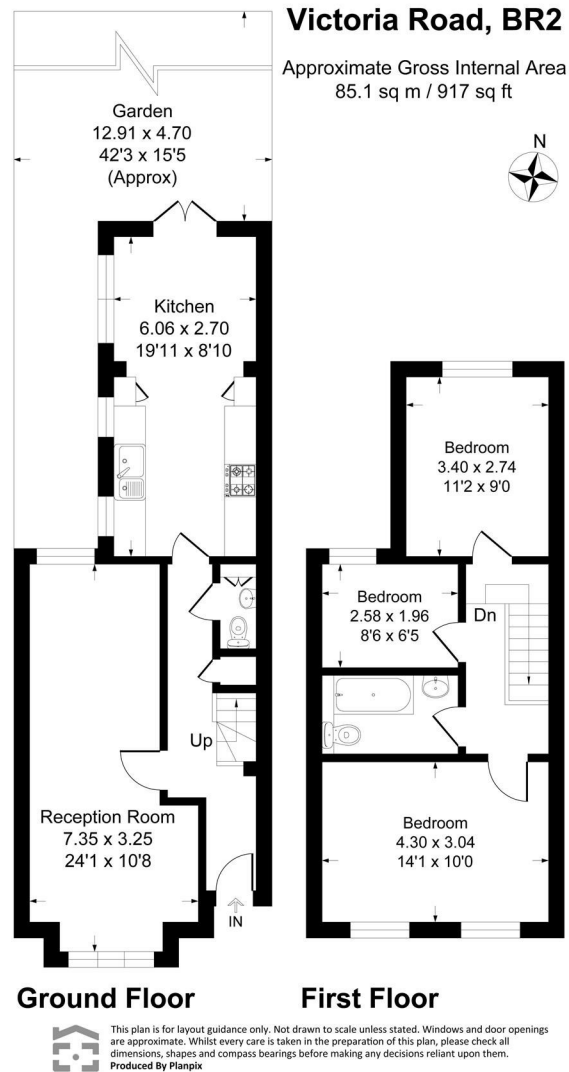


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## LOCAL AUTHORITY

## TENURE

Freehold

## EPC RATING

C

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

23 High Street  
Bromley  
Kent  
BR1 1LG

## OFFICE DETAILS

0208 464 5566  
info@sinclairhammelton.co.uk