



ASKING PRICE

**£550,000**

**Parkside Avenue**

Bromley, BR1 2EJ

## PROPERTY SUMMARY

Sinclair Hammerton are proud to bring to the market this modern three/four bedroom family home, conveniently located close to local parks, amenities and schools and just 0.4 miles from Bickley Station. The property has been tastefully modernised throughout by the current owners.

The living accommodation comprises a porch, entrance hallway, ground floor W/C and a modern fully fitted kitchen leading into a spacious open-plan living and dining area. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefitting from a dressing room area which could be reconfigured to create a fourth bedroom if desired, along with a contemporary four-piece family bathroom.

Externally, the property offers a garage, off-street parking, and a private rear garden, mainly laid to lawn with a patio seating area. Viewing is highly recommended.

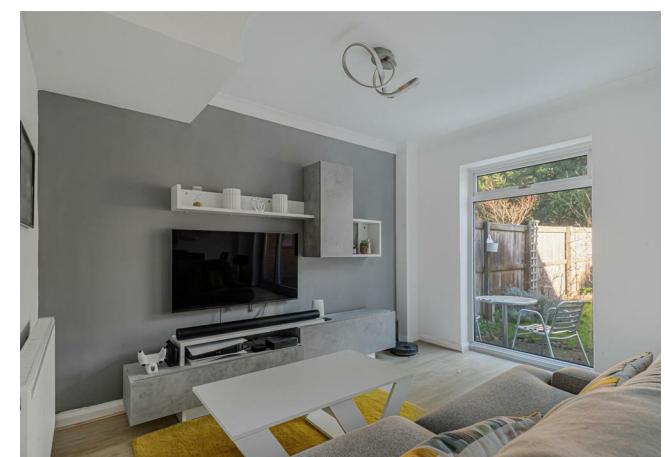
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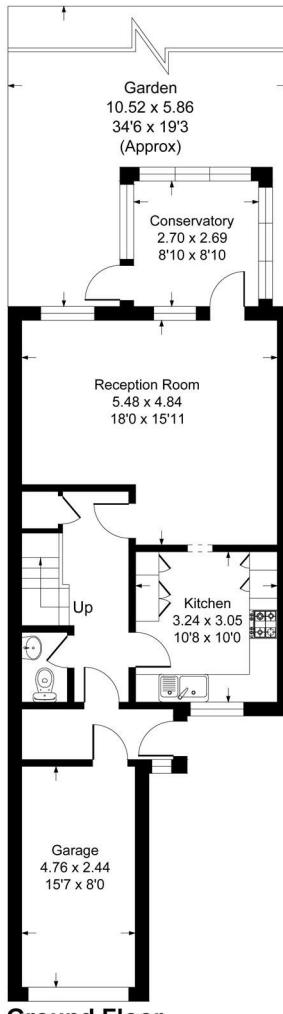
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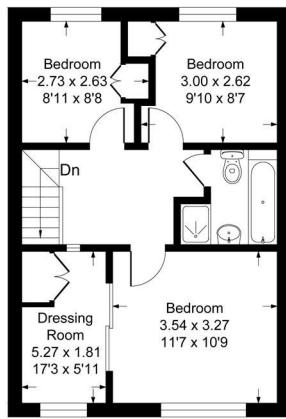






## Parkside Avenue, BR1 2EJ

Approximate Gross Internal Area  
102.6 sq m / 1104 sq ft  
Garage = 11.6 sq m / 125 sq ft  
Total = 114.2 sq m / 1229 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**  
D

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	63
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

**Sinclair Hammelton**

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