

Sinclair  Hammelton

OFFERS IN EXCESS OF

£550,000

Bradford Close

, BR2 8NR

PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this beautifully presented three bedroom semi-detached family home, located in a quiet residential close. Conveniently located with great transport links being close to local bus routes being well connected to Bromley South, Orpington and Petts Wood train stations and close to desired local schools. The ground floor comprises a welcoming porch, a bright entrance hallway, a cosy living room with a feature fireplace, a downstairs W/C, and a spacious open-plan kitchen, dining and living area with French doors leading out to a decked seating area. On the first floor, there are two double bedrooms with built-in storage, a single bedroom, and a modern family bathroom. Externally, the property boasts a private, low-maintenance rear garden with astroturf, a detached garage and a versatile garden room/ home office with power, heating and internet. To the front, there is a driveway providing off-street parking. Early viewing is highly recommended.

EPC: D
COUNCIL TAX - D
Construction - Traditional
Mains Services - Yes
Heating System - Gas radiators
Broadband – Ultrafast
Mobile coverage - Good outdoors and in home
Restrictive covenants – No

3



1



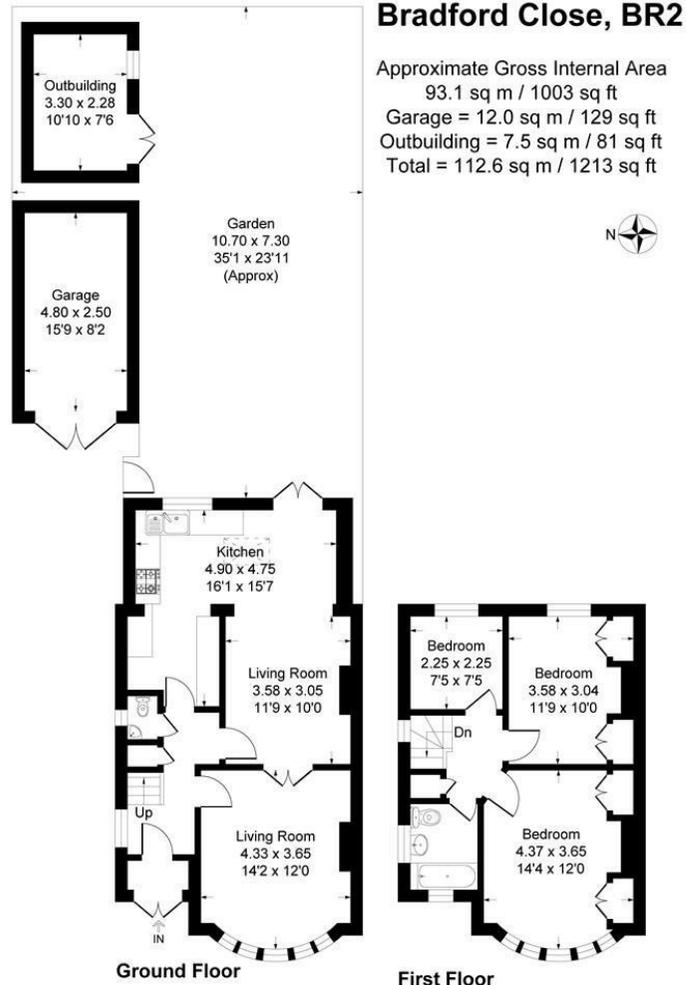
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any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

LOCAL AUTHORITY

TENURE

EPC RATING:
D

COUNCIL TAX BAND

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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



OFFICE ADDRESS

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OFFICE DETAILS

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