



Sinclair  Hammelton



## PROPERTY SUMMARY

GUIDE PRICE £500,000 - £550,000 Two bedroom, two bathroom semi detached house, situated in this convenient location for Bromley town centre and Bromley South train station. Internally the property comprises two separate reception rooms, a modern fitted kitchen, two double bedrooms and an upstairs bathroom and shower room/wc. Externally you will find a low maintenance garden. Aylesbury Road is situated only 0.3 miles away from Bromley South with its fast links into Victoria and other London terminals and is in the catchment area for some of the area's finest schools such as the highly regarded St Marks primary. EPC: E

Freehold  
COUNCIL TAX -  
Construction -  
Mains Services -  
Heating System -  
Broadband -  
Mobile coverage -  
Restrictive covenants -

2  
1  
2

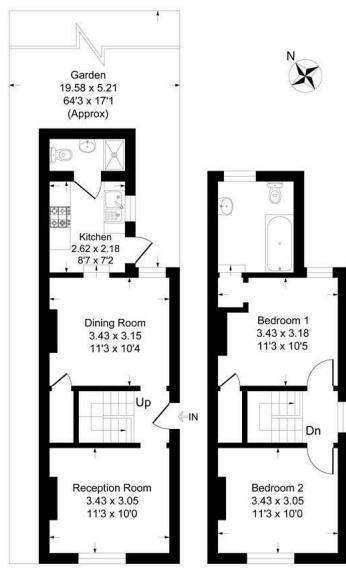






### Aylesbury Road, BR2

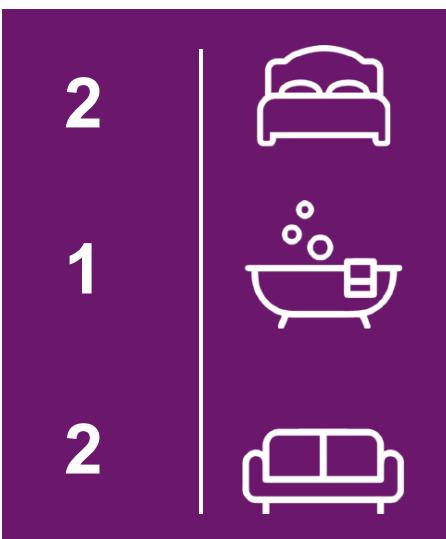
Approximate Gross Internal Area 69.9 sq m / 753 sq ft



Ground Floor      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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**EPC RATING: E   COUNCIL TAX BAND: C**

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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