

OFFERS OVER

£600,000

Southlands Road

Bromley, BR2 9QT

PROPERTY SUMMARY

Sinclair Hammelton are delighted to present to the market this beautifully presented three/four bedroom family home with off-street parking, ideally located within easy reach of the highly regarded Raglan Primary School, Bickley railway station and Bromley South railway station. The ever-popular Chatterton Village is also close by, offering a variety of independent shops, cafés and local parks.

The accommodation comprises an entrance porch leading into a welcoming hallway and through to a bright and spacious lounge/diner with an attractive bay window and feature fireplace. To the rear, a well-proportioned kitchen opens into a versatile conservatory, providing additional living or entertaining space with pleasant views over the garden.

On the first floor there are two well-sized bedrooms and a modern four-piece family bathroom. The second floor benefits from a tasteful loft extension creating a double bedroom and an additional study, which could also be used as a nursery, dressing room or home office.

Externally, the property offers off-street parking to the front and a private rear garden, mainly laid to lawn with a patio seating area ideal for outdoor dining. This is a wonderful family home in a sought-after location and early viewing is highly recommended.

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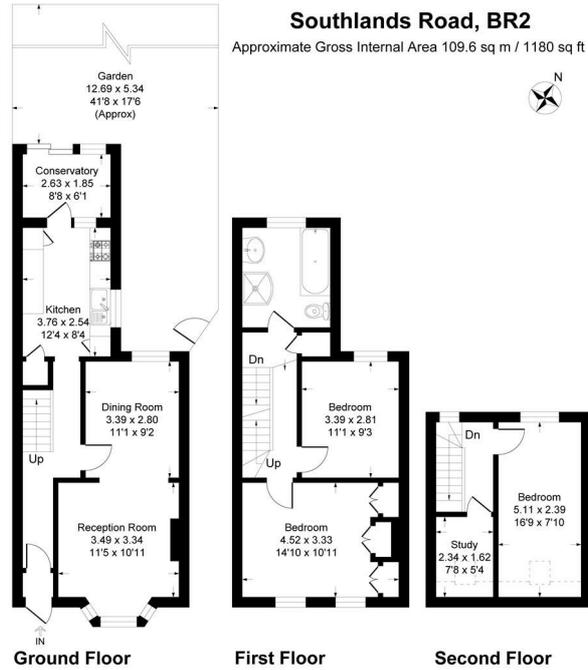
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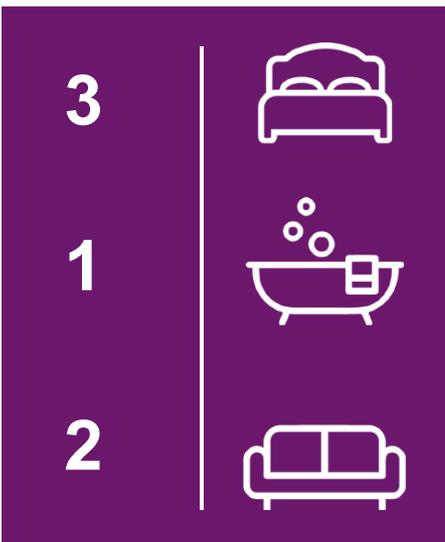
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC RATING: D COUNCIL TAX BAND: D

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



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