



GUIDE PRICE

**£500,000**

**Manor Place, Mavelstone**

Bickley, BR1 2TA



## PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this charming manor house conversion, set in an exclusive and highly sought-after location. This beautifully presented three bedroom maisonette offers exceptionally spacious interiors and a high standard of finish throughout. The accommodation features a private entrance to the side of the building, three generously sized bedrooms, two of which benefit from en suite bathrooms, a modern family bathroom and a separate kitchen. The highlight of the home is the breathtaking dual-aspect lounge, complete with large windows that flood the space with natural light and provide stunning views over the communal grounds. Mavelstone Road is a quiet residential street, enviably located within easy reach of Bromley's extensive range of shops, restaurants, and transport links. Elmstead Woods Station is also close by, offering direct rail services into central London, making this an excellent location for commuters and families alike.

EPC: C

3



2



1





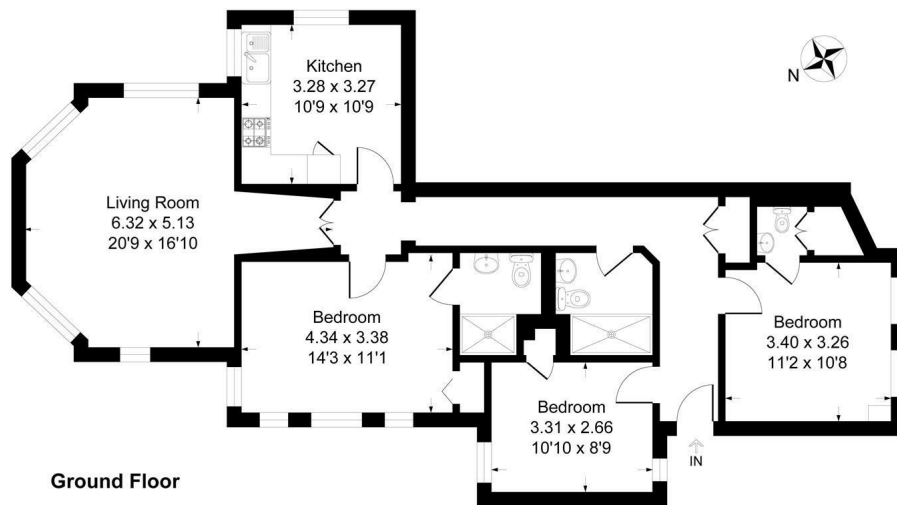




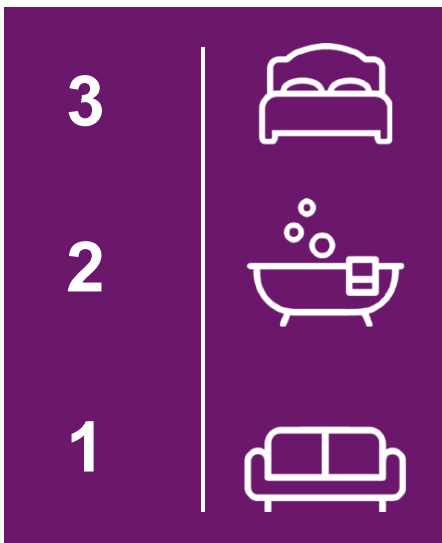


## Manor Place, Mavelston Road, BR1

Approximate Gross Internal Area 96.7 sq m / 1042 sq ft



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                                   |                         |           |
| (69-80) C                                   | 70                      | 75        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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

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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### OFFICE DETAILS

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