

The logo for Sinclair Hammelton, featuring the name in a serif font with a house icon between the words.

Sinclair  Hammelton

ASKING PRICE

£1,000,000

Highfield Road

Bromley, BR1 2JN

PROPERTY SUMMARY

Sinclair Hammelton are proud to present this charming three bedroom detached family home, ideally situated on one of Bickley's most desirable roads. Conveniently located just 0.5 miles from Bickley Station and under a mile from Chislehurst Station, the property offers excellent transport links, making it perfect for commuters and families alike. The accommodation comprises a welcoming and characterful entrance hallway that sets the tone for the home. There are two generous reception rooms offering flexible living and entertaining space, along with a good-sized kitchen, a guest W/C and a third reception room with sliding doors leading directly onto the rear garden, creating a lovely flow between indoor and outdoor living areas. On the first floor, the property features two spacious double bedrooms, a well-proportioned single bedroom and a family bathroom with a separate W/C. Each room benefits from an abundance of natural light, adding to the warm and inviting feel of the home. Externally, the property boasts a private and well-maintained rear garden with a patio seating area. To the front, there is a driveway providing off-street parking and access to a garage. This delightful home offers a wonderful opportunity to move into a sought-after Bickley location, with potential to modernise or extend (STPP) if desired. Early viewing is highly recommended to fully appreciate all that this property has to offer.

EPC: D

Freehold
COUNCIL TAX - G
Construction - Traditional brick and tile

3



1



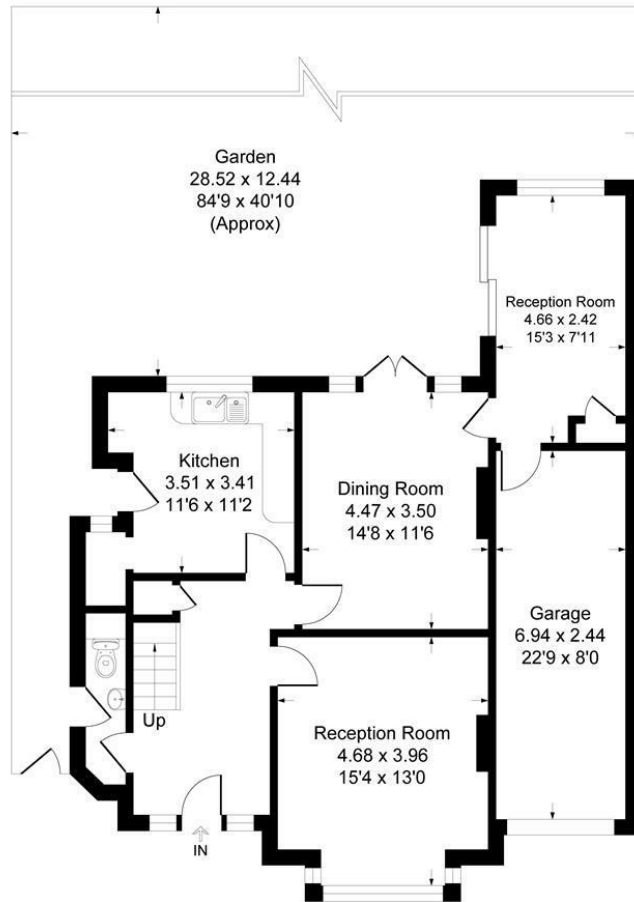
3







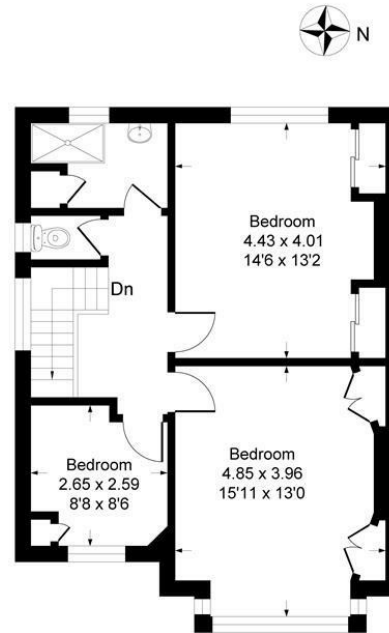




Ground Floor

Highfield Road, BR1

Approximate Gross Internal Area
131.4 sq m / 1415 sq ft
Garage = 16.9 sq m / 182 sq ft
Total = 148.3 sq m / 1597 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

G

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 77 |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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

Sinclair Hammelton

OFFICE ADDRESS

23 High Street
Bromley
Kent
BR1 1LG

OFFICE DETAILS

0208 464 5566
info@sinclairhammelton.co.uk