

Sinclair  Hammelton



GUIDE PRICE

£475,000

Elliott Road

, BR2 9NU

PROPERTY SUMMARY

GUIDE PRICE £475,000 - £485,000 Sinclair Hammelton are delighted to present this charming two bedroom semi-detached house, ideally located being under a mile from both Bickley and Bromley South stations. Situated just a stone's throw from the sought-after Raglan Primary School and the popular Chatterton Village, the home is perfectly positioned for easy access to local shops, pubs and restaurants. The ground floor offers bright and welcoming accommodation, including a spacious living room with a beautiful bay window, an open-plan kitchen and dining area, a utility room and a family bathroom. Upstairs, you'll find two generous double bedrooms along with a versatile additional room, ideal for use as a home office, dressing room, or nursery. Externally, the property boasts a sizeable rear garden featuring a summer house currently being used as an office space. Viewing is highly recommended.

EPC: D
Freehold
COUNCIL TAX - D
Construction - Traditional
Mains Services - Yes

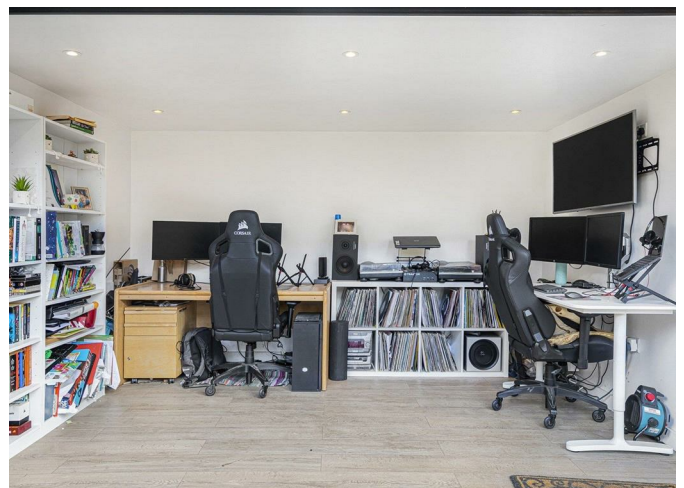
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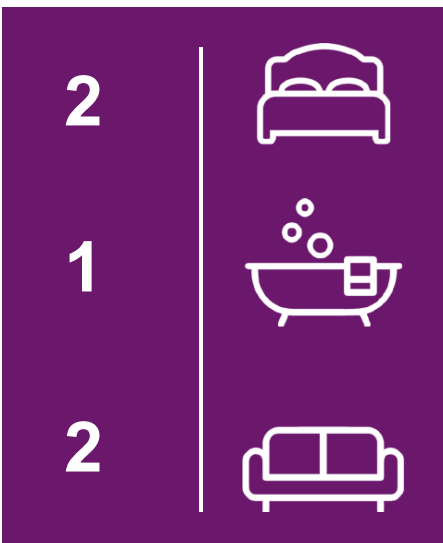
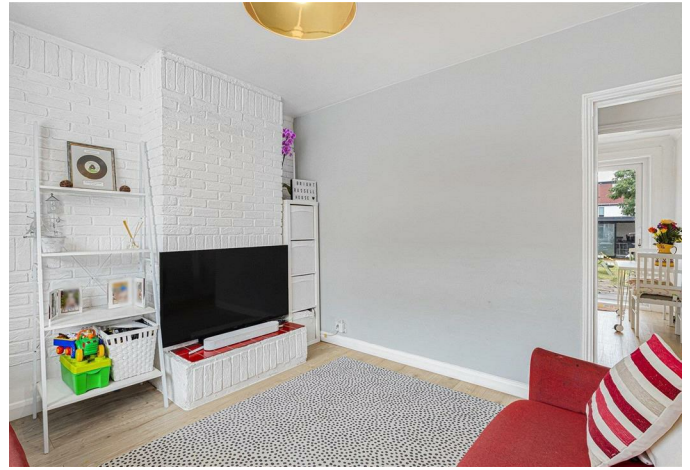
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (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:

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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