



Kinnaird Close | Bromley, BR1 4HJ



4



1



1

Offers In Excess Of: £850,000

Freehold

**ROBINSON-JACKSON**  
Our service will **move** you



## Kinnaird Close, Bromley

Robinson Jackson are delighted to offer to the market this very well presented four bedroom Neo-Georgian home. Offered chain free, the property is situated in this picturesque Cul-de-Sac, properties in this street rarely come available as the last property to sell here was in 2017. The property is detached, has a car port and has a sizable garage. The property benefits from front and rear well tendered gardens, internally you will find a ground floor toilet, large through lounge and family kitchen. To the first floor you will discover, a family bathroom, separate toilet, three double bedrooms and a smaller, but still good size forth bedroom. There is a warm air ventilation heating system, this is an alternate system to a convectional heating system but saves on space and reduces condensation and damp issues. The property is situated within commuting distance from Sundridge Park British rail and Ravensbourne British rail. Locally the property is close to Beckenham Place Park, Sundridge Park Golf Club, Shortland Gold Course and is not far from Bromley town centre with an array of shops, bars and eateries, cinema and the Glades shopping centre and Glade's swimming baths.



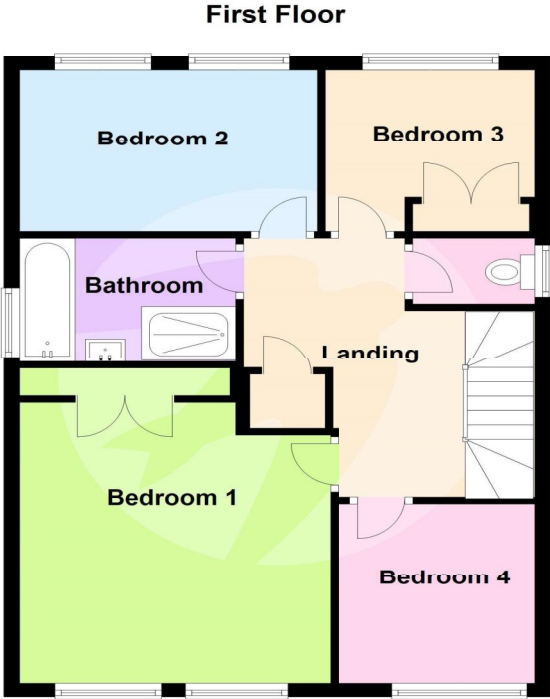
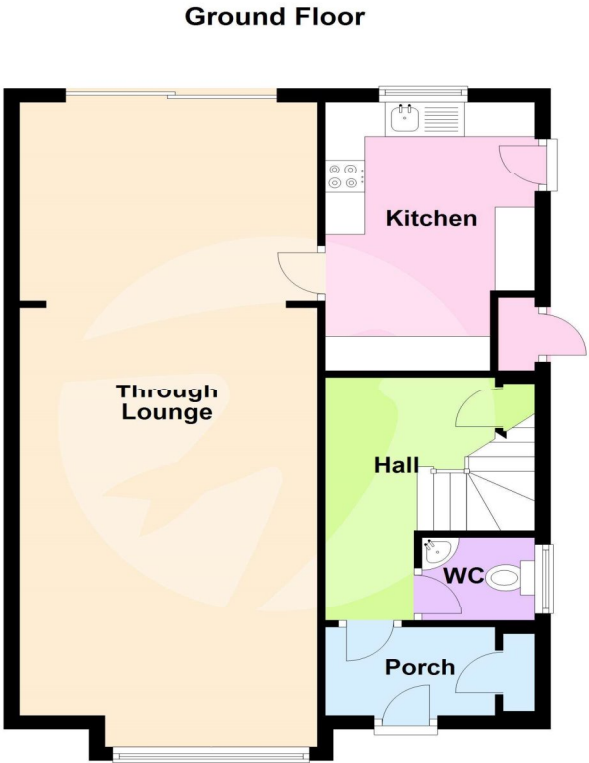


## Interior

- Porch** 1.9m x 1.12m (6'3" x 3'8") Double glazed door to front, storage cupboard, air vent, vinyl floor.
- Hall** Air vent, understair storage cupboard, laminate floor.
- Lounge** 3.76m x 9.53m (12'4" x 31'3") Double glazed bay window to front, double glazed sliding doors to rear, four air vents, laminate floor.
- Kitchen** 2.64m x 3.45m (8'8" x 11'4") Double glazed window to rear, double glazed door to side, range of wall and base units with work surface over, induction hob with extractor over, microwave oven, electric oven (neff appliances), integrated dishwasher, sink with mixer tap, plumbing for washing machine, part tiled walls, tiled floor.
- Ground Floor WC** 1.73m x 0.91m (5'8" x 3') Double opaque window to side, double panel radiator, low level w.c., wash hand basin, part tiled walls, vinyl floor.
- Landing** Double glazed opaque window to side, loft hatch, vinyl floor.
- Bedroom 1** 3.2m x 3.89m (10'6" x 12'9") Two double glazed windows to front, fitted wardrobes, air vent, laminate floor.
- Bedroom 2** 2.92m x 3.89m (9'7" x 12'9") Two double glazed windows to rear, laminate floor.
- Bedroom 3** 2.64m x 2.97m (8'8" x 9'9") Double glazed window to rear, fitted wardrobe, air vent, laminate floor.
- Bedroom 4** 2.57m x 2.26m (8'5" x 7'5") Double glazed window to front, air vent, vinyl floor.
- Bathroom** 1.65m x 2.95m (5'5" x 9'8") Double glazed opaque window to side, double shower, panel enclosed bath, wash hand basin with mixer tap, heated towel rail, air vent, part tiled walls, tiled floor.
- Separate WC** 1.12m x 0.84m (3'8" x 2'9") Double glazed opaque window to side, low level w.c., vinyl floor.

## Exterior

- Front Garden** Off-street parking, flower and shrubs bedding.
- Rear Garden** 7.62m x 12.2m (25' x 40') Block paved patio, laid to lawn, flower borders, external tap, external power point.
- Garage** 2.51m x 2.64m (8'3" x 8'8") Up and over door, lighting and power point.



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.  
Plan produced using PlanUp.







### Location

Catford is growing in popularity among commuters as journeys from its two mainline stations can take as little as 10 minutes to Central London.

The Broadway Theatre is an impressive Art Deco building, with a regular programme of shows and events. Catford's other premium attraction is Mountsfield Park - one of London's best open spaces and home of the annual People's Day. Catford's Black Cat sculpture remains a well-loved landmark.

### Additional Information

Local Authority: London Borough of Bromley

Council Tax: Band F (£2,661 pa)

### Property Features

- Council Tax: F
- EPC Rating: D
- Chain Free
- Cul-De-Sac
- Garage
- Detached
- Neo-Georgian
- Great Condition Throughout

### Property Location

Kinnaird Close, Bromley, BR1 4HJ



\*All distances from branch postcode. Train time from nearest station.

FOR MORE INFORMATION  
CONTACT US TODAY.

020 8698 1234  
Robinson Jackson  
87 Rushey Green,  
Catford  
SE6 4AF  
jamie.nicol@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.