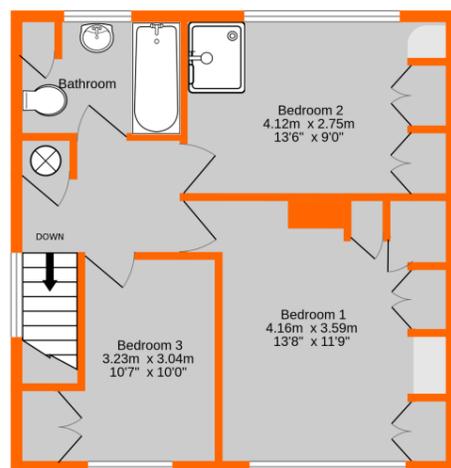
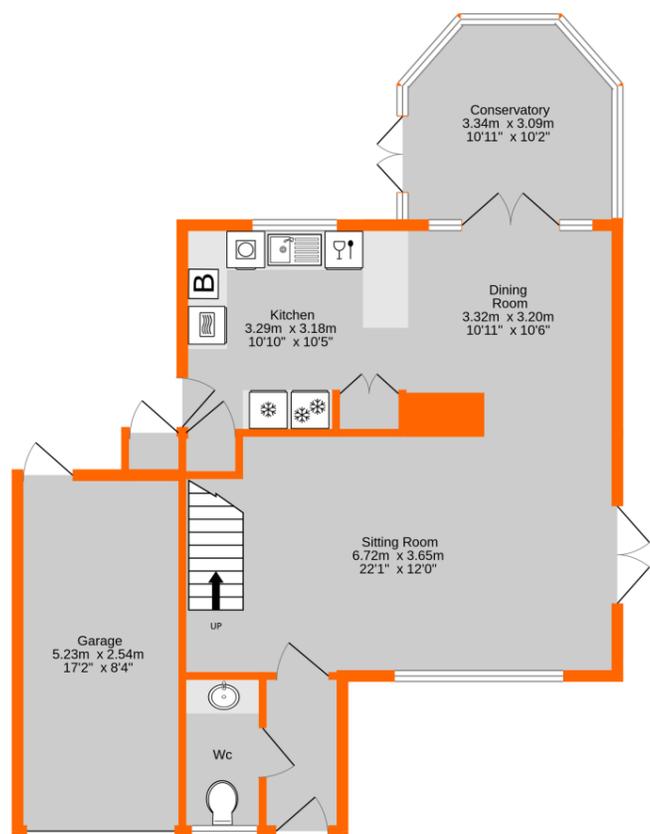


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
61.4 sq.m. (661 sq.ft.) approx.

1st Floor  
46.4 sq.m. (499 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 107.8 sq.m. (1160 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2025



Viewing by appointment with our West Wickham Office - 020 8460 7252

## 33 Hayesford Park Drive, Bromley, Kent BR2 9DA

### Chain Free £675,000 Freehold

- Three Bedroom Detached Home.
- Requiring Modernisation.
- Bedrooms With Fitted Wardrobes.
- Paved Terrace Garden With Mature Shrubs.
- Garage & Off Street Parking.
- 0.5 Mile Bromley South Station.
- Two Reception Rooms & Conservatory.
- White Suite Bathroom.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 33 Hayesford Park Drive, Bromley, Kent BR2 9DA

CHAIN FREE three bedroom detached family home has potential to be extended into a larger family home, subject to the necessary planning consents. There are two reception rooms including a 22' x 12' sitting room as well as a conservatory. This home would benefit from some modernisation including replacing the kitchen and bathroom. The bathroom is appointed with a white suite and all three bedrooms have fitted wardrobes or cupboards. Gas fired heating with radiators and double glazing. Garage and driveway parking for one vehicle. Paved terrace with steps down to a circular paved area surrounded by mature shrubs and plants and edged with slate chips, wooden shed and Pergola. Very well located for Bromley South Station and excellent local schools.

### Location

Hayesford Park Drive runs between Cameron Road and Barnhill Avenue. Bromley High Street is about 0.5 of a mile away with The Glades Shopping Centre and Bromley South station, with fast (about 18 minutes) and frequent services to London Victoria. Local schools include Ravensbourne Secondary, St Marks Primary and Pickhurst Infant and Junior schools. There are local shops in the precinct of Letchworth Drive and also on the corner of Westmoreland Road and Pickhurst Lane. Bus services pass along Cameron Road. Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



### Ground Floor

#### Covered Porch

UPVC double glazed front door and window

#### Hallway

2.16m x 1.37m (7' 1" x 4' 6") Double radiator, parquet herringbone flooring

#### Cloakroom

1.95m x 1.00m (6' 5" x 3' 3") Double glazed window to front, sink unit with chrome mixer tap and two door vanity cupboard beneath, low level w.c, heated chrome towel rail, tiled walls and floor

#### Sitting Room

6.720m x 3.65m (22' 1" x 12') Double glazed window to front, double glazed doors to side, inset fireplace, low level double radiator, arch to:

#### Dining Room

3.20m x 3.32m (10' 6" x 10' 11") Double glazed doors and windows to conservatory, double radiator

#### Conservatory

3.34m x 3.09m (10' 11" x 10' 2") Double glazed doors and windows with fitted blinds, double glazed doors to side, tiled floor

### Kitchen

3.29m x 3.18m (10' 10" x 10' 5") Double glazed window to rear, double glazed door to side, range of birch units and drawers with laminate work surfaces over and tiled splashbacks, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap, space/plumbing for washing machine and dishwasher, Neff electric four ring hob and extractor fan over, space for fridge and freezer, Neff stainless steel double oven and grill, double cupboard with shelves and additional tall single cupboard with shelves, cupboard housing the Potterton Surprima boiler, tiled effect vinyl flooring

### First Floor

#### Landing

Double glazed window to side, cupboard housing the water tank, double radiator

#### Bedroom 1

4.16m x 3.59m (13' 8" x 11' 9") Double glazed window to front, double radiator, fitted wardrobes with six doors and three cupboards above, built in dressing table with seven drawers

#### Bedroom 2

4.12m x 2.75m (13' 6" x 9' 0") Double glazed window to rear, double radiator, fitted wardrobes with five doors (two mirrored), shower with chrome shower head, tiled surround

#### Bedroom 3

3.23m x 3.04m into wardrobes (10' 7" x 10' ) Double glazed window to front, radiator, fitted wardrobe with two doors

### Bathroom

2.48m x 1.48m (8' 2" x 4' 10") Double glazed window to rear, pedestal wash basin with chrome tap, bath with chrome taps, chrome shower(not working) glass folding screen, low level w.c., chrome heated towel rail, tall cupboard with shelves, tiled walls and floor

### Outside

#### Rear Garden

12.30m x 11.75m (40' x 38') Paved terrace to side and rear, storage cupboard, steps down to a paved circular, edged by slate chips and bordered by mature shrubs and plants, wooden pergola and timber shed, door to:

#### Garage

5.32m x 2.54m (17' 5" x 8' 4") Up and over door, gas and electricity meter, consumer unit, light and power

#### Front Garden

Brick pavior driveway with off street parking for one cars, mature shrub border with brick edging

### Additional Information

#### Council Tax

London borough of Bromley – Band F. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

#### Broadband and Mobile

For coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Utilities

Mains - Gas, Electric, Water and Sewerage