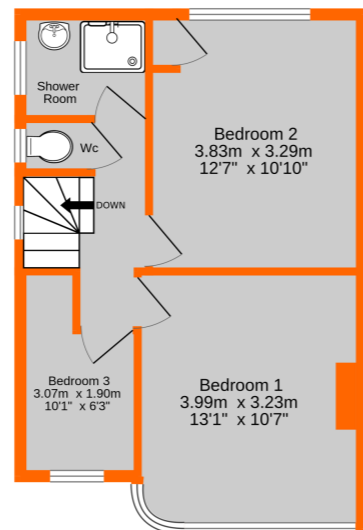
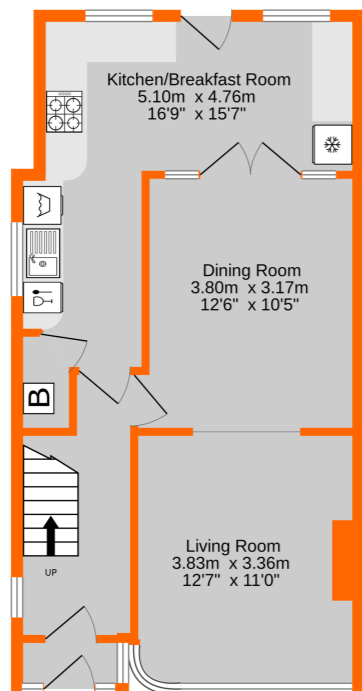
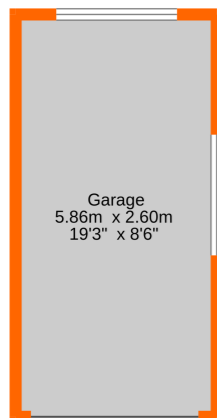


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
67.8 sq.m. (730 sq.ft.) approx.

1st Floor
37.3 sq.m. (402 sq.ft.) approx.



Garage Sq.M Not Included in Total Approx. Floor Area
 TOTAL FLOOR AREA : 87.2 sq.m. (939 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



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

38 Constance Crescent, Hayes, Bromley, Kent BR2 7QJ

Chain Free £610,000 Freehold

- Three bedroom Semi Detached.
- 0.5 Mile Hayes Station.
- Through 25' 11" Living/Dining Room.
- 72' x 22' Rear Garden.
- Backing Onto Allotments.
- Convenient Number Local Schools.
- Extended Kitchen/Breakfast Room.
- Garage & Parking 2 Cars.

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



38 Constance Crescent, Hayes, Bromley, Kent BR2 7QJ

Chain Free three bedroom semi detached house backing onto allotments to the rear, situated about 0.5 of a mile from Hayes Station and shops in Station Approach and in a convenient location for a number of sought after local schools including Hayes Primary and Secondary schools. Through 25' 11" living/dining room having oak flooring and from the dining room there are glazed double doors to the extended L shape kitchen/breakfast room, which has pine fronted fitted units and drawers, wood strip laminate work surfaces, a Diplomat stainless steel electric oven and stainless steel Diplomat four ring gas hob. White suite shower room and separate w.c. with the tiled shower having a chrome Aqualisa shower. Gas fired heating with radiators and double glazing. 72' x 22' garden with a paved terrace to the rear of the house and steps down to the garden with a lawn area, shrub borders and trees including apple trees. Garage with up and over door approached via a shared driveway and bloc pavior parking to the front for two cars. Further extension potential subject to planning permission.

Location

Constance Crescent is off the section of Chatham Avenue between Mounthurst Road and Bourne Vale. Hayes Station and shops in Station Approach are about 0.5 of a mile away. Local schools include the sought after Pickhurst Infant and Juniors, Hayes Primary off George Lane and Hayes Secondary school off West Common Road. Bus services pass along Mounthurst Road and Pickhurst Lane. Bromley High Street with The Glades Shopping Centre and Bromley South Station is about 1.8 miles away. There are further shops and The George Pub in Hayes Street.



Ground Floor

Entrance

Via part double glazed door to enclosed porch with double glazed window to one side and to the front, double glazed door to:

Hallway

4.15m x 1.72m (13' 7" x 5' 8") Oak flooring, radiator, double glazed side window, understairs storage cupboard with a light housing gas and electric meters and the consumer unit

Dining Room

3.80m x 3.17m (12' 6" x 10' 5") Radiator, oak flooring, coving, glazed double doors and windows to kitchen, square opening to:

Living Room

3.83m into bay x 3.36m into alcoves (12' 7" x 11' 0") Oak flooring, coving, radiator, double glazed front bay window. These two rooms have a combined length of 7.91m (25' 11")

Kitchen/Breakfast Room

5.10m x 1.91m widening to 4.76m (15' 7") (16' 9" x 6' 3") L shape with double glazed side and two double glazed rear windows, part double glazed door to rear, appointed with pine fronted wall and base units and drawers, wood strip laminate work surface, granite effect sink and drainer with a mixer tap, plumbing/space for washing machine and slimline dishwasher, storage cupboard housing the wall mounted Vaillant boiler, built in Select 600 by Diplomat stainless steel electric oven and stainless steel Diplomat four ring gas hob with an extractor unit above, splashback tiling, tiled floor, two brushed steel ceiling downlights, double radiator, space for upright fridge/freezer, wood effect breakfast bar

First Floor

Landing

Access to loft, double glazed side window over staircase

Bedroom 1

3.99m into bay x 3.23m into alcoves (13' 1" x 10' 7") Double glazed front bay window, radiator, wood effect laminate flooring, coving

Bedroom 2

3.83m x 3.29m (12' 7" x 10' 10") Double glazed rear window overlooking the garden and allotments, radiator, picture rail, linen cupboard with cupboard above

Bedroom 3

3.07m into recess reducing to 2.17m (7' 1") x 1.9m (10' 1" x 6' 3") Double glazed front window, radiator, coving

Shower Room

1.68m x 1.52m (5' 6" x 5' 0") Double glazed side window, chrome ladder style towel rail, tiled floor and walls, white suite of wash basin with a chrome mixer tap having a double cupboard beneath, tiled shower with a white shower tray, chrome Aqualisa shower, glass door and screens, chrome ceiling downlights

Separate W.C.

1.11m x 0.69m (3' 8" x 2' 3") Double glazed side window, white low level w.c., tiled walls and floor, chrome ceiling downlight

Outside

Rear Garden

21.95m x 6.70m (72' x 22') Backing onto allotments with paved terrace to rear of house, side access gate to shared driveway, steps from terrace down to the garden with lawn area, shrub borders and trees including apple trees

Garage

5.86m x 2.60m (19' 3" x 8' 6") Side and rear window, up and over door, power points, lights, approached via concrete shared driveway with water tap

Front Garden

Block pavior hardstanding for two cars

Additional Information

Council Tax

London Borough of Bromley - Band E

