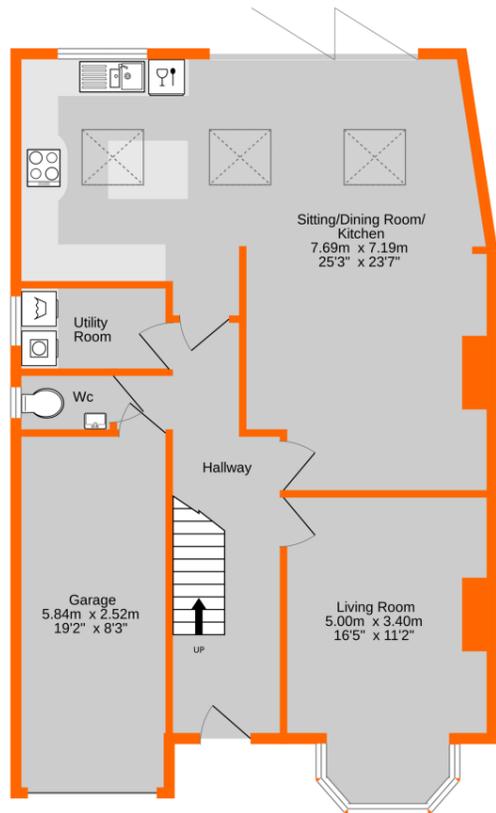
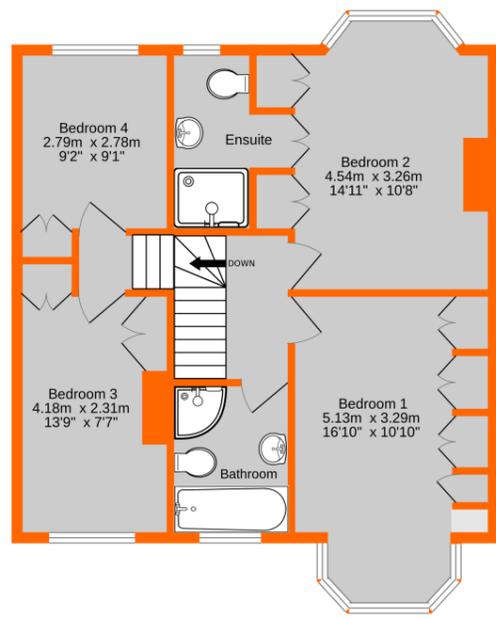


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
89.2 sq.m. (960 sq.ft.) approx.



First Floor  
64.1 sq.m. (690 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 153.3 sq.m. (1650 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropro 6/2025



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

## 47 Crest Road, Hayes, Bromley, Kent BR2 7JA

### £925,000 Freehold

- Four Bedroom Semi Detached.
- Delightful 16'5" Living Room.
- Short Walk Pickhurst Schools.
- 0.6 Mile Hayes Station & Shops.
- Open Plan Kitchen/Dining/Sitting Room.
- White En Suite Shower & Bathroom.
- Attractive 80' Rear Garden.
- Integral Garage & Parking 2 Vehicles.

**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 fee 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)



## 47 Crest Road, Hayes, Bromley, Kent BR2 7JA

Beautifully presented and extended four bedroom semi detached family home, in a convenient location for Hayes and Pickhurst schools and about 0.6 of a mile from Hayes station. Delightful living room with a handsome cast iron fireplace and the rear reception room is open plan to the extended kitchen/dining room, which has double glazed bi folding doors to the garden. This is a wonderful room for entertaining and the kitchen has an island unit, composite work surfaces and various integrated kitchen appliances. Off the hallway are the white suite cloakroom and the utility room. The two larger bedrooms have fitted wardrobes and the second bedroom has a white en suite shower room. White suite family bathroom with a bath and tiled corner shower. Gas fired heating with radiators and double glazing. Attractive 80' rear garden with an Indian stone paved terrace, lawn area, composite decked terrace, various shrub borders, trees and a work shop. Integral garage and parking to the front for two vehicles.

### Location

Crest Road is off Pickhurst Lane and this property is within walking distance of Pickhurst Infant and Junior schools and Pickhurst Recreation Ground with Cupola Wood. Other local schools include Hayes Secondary school off West Common Road, Hayes Primary school and Hawes Down Infant and Junior schools. Hayes station and shops in Station Approach are about 0.6 of a mile away. Bus services pass along Pickhurst Lane with routes to Bromley High Street, about 1.7 miles away, with The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London.



### Ground Floor

#### Entrance

Via covered porch and part glazed front door to:

#### Hallway

7.11m x 1.89m reducing to 1.09m (3' 7") (23' 4" x 6' 2") Double radiator, coving, dado rail, oak effect laminate flooring, under stairs cupboard with light housing the gas and electric meters and consumer unit, door to garage, two ceiling downlights

#### Cloakroom

1.41m x 0.91m (4' 8" x 3' 0") Double glazed side window, white low level w.c. and wash basin with a white double cupboard beneath, radiator, coving, white part tiled walls, tiled floor, extractor fan

#### Living Room

5.00m into bay x 3.40m into alcoves (16' 5" x 11' 2") Double glazed leaded light front bay window, two radiators, coving, cast iron fireplace with a limestone fire surround and marble heath, oak effect laminate flooring

#### Sitting/Dining Room/Kitchen

7.69m x 7.19m reducing to 3.55m (11' 8") to kitchen area (25' 3" x 23' 7") Double glazed bi folding doors to garden, two double radiators, oak effect laminate flooring, coving, chrome ceiling downlights, three double glazed rear Velux windows.

Kitchen - Appointed with cream fronted fitted wall and base units and drawers, composite work surface and upstand, wall tiling between upstand and wall units, white ceramic 1 1/2 sink and drainer with a chrome mixer tap, integrated Neff induction hob, Hisense electric double oven, Lamona fridge/freezer, pull out larder unit, Samsung dishwasher, island unit with eight drawers and ten hole bottle rack beneath, two magic corner units, double glazed rear window

#### Utility Room

2.64m x 1.25m (8' 8" x 4' 1") Double glazed side window, white fronted storage units, plumbing/space for washing machine and tumble dryer, laminate work surface, radiator, tiled floor, coving

### First Floor

#### Split Landing

Dado rail, coving, access to loft via wooden loft ladder with Vaillant boiler and Megaflor hot water tank with boarding and light

#### Bedroom 1

5.13m into bay x 3.29m into alcoves and wardrobes (16' 10" x 10' 10") Double glazed leaded light front bay window, coving, double radiator, three double and single fitted wardrobes

#### Bedroom 2

4.54m into bay x 3.26m into alcoves (14' 11" x 10' 8") Double glazed rear bay window with a bench seat, two double fitted wardrobes, coving, two radiators, double wardrobe doors to:

#### En Suite Shower Room

2.71m x 1.18m (8' 11" x 3' 10") Double glazed rear window, white concealed cistern low level w.c., white wash basin with a double cupboard and three drawers beneath, chrome ladder style radiator, extractor fan, tiled shower with a chrome shower, hand shower and controls, sliding door and white shower tray, tiled walls and floor, coving, chrome ceiling downlights

#### Bathroom

2.48m x 1.97m (8' 2" x 6' 6") White suite of bath with a chrome mixer tap/hand shower, wash basin with a white double cupboard and three drawers beneath, low level w.c. and tiled corner shower with a chrome shower and controls, two sliding doors and white shower tray, tiled floor, part tiled walls, chrome ceiling downlights, chrome ladder style radiator, extractor fan, coving

#### Bedroom 3

4.18m x 2.31m (13' 9" x 7' 7") Double glazed leaded light front window, double radiator, coving, double shelved cupboard

#### Bedroom 4

2.79m x 2.78m (9' 2" x 9' 1") Double glazed rear window, double radiator, coving, wood effect laminate flooring, shelved double cupboard

### Outside

#### Rear Garden

24.50m x 8.22m (80' x 27') Brick pavior side access with gate to front, outside tap, Indian stone paved terrace, lawn area, composite decked terrace, pebble area, two timber sheds, established shrub borders, insulated 4.81m x 2.42m (15' 9" x 7' 11") workshop with power points, lights, double glazed window and door

#### Garage

5.84m x 2.52m (19' 2" x 8' 3") Roller up door, lights, water tap, power points

#### Front Garden

Block pavior driveway for two vehicles

### 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).

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### 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)