

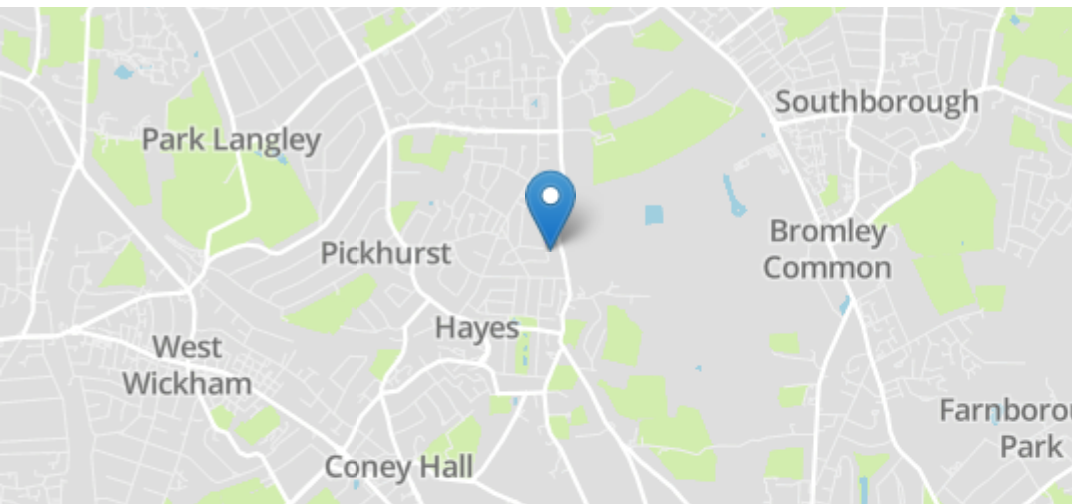
## Bromley Office

- 11 Plaistow Lane, Bromley, BR1 4DS
- 020 8460 4166
- bromley@proctors.london

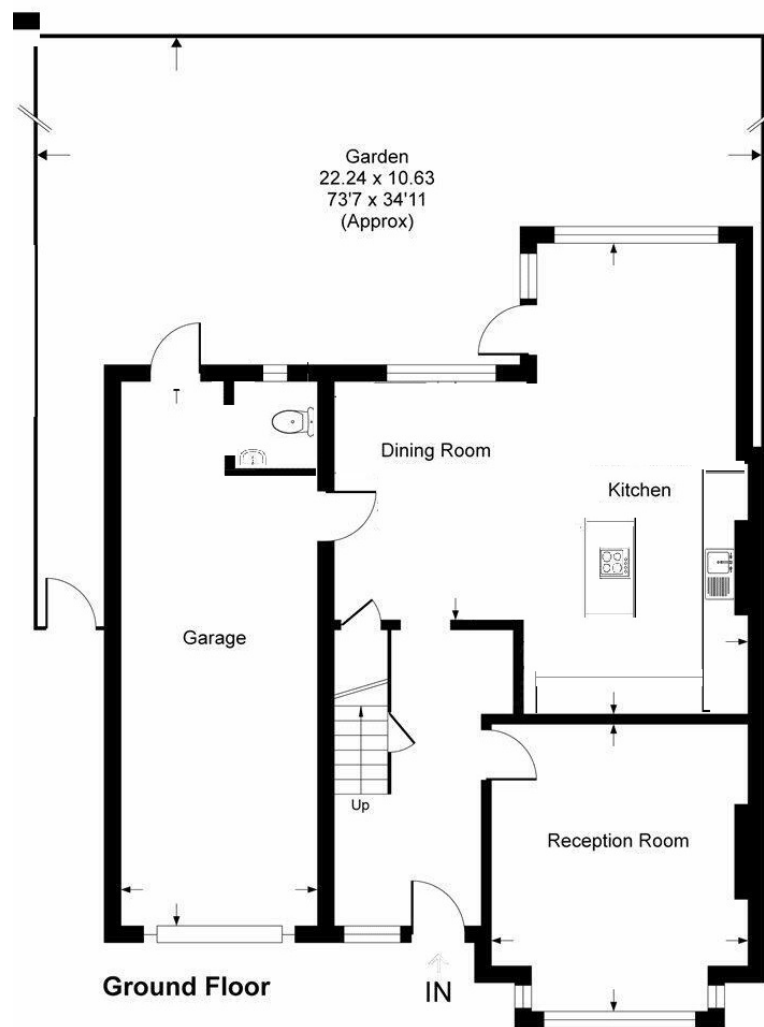


## Bromley Office

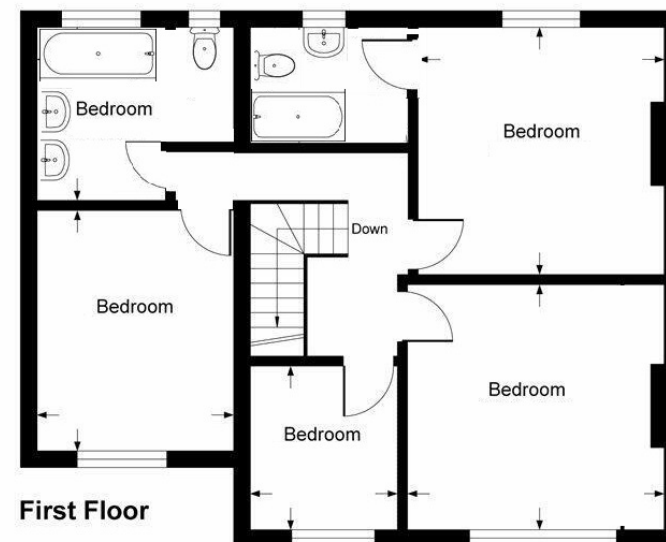
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Approximate Gross Internal Area = 127 sq m / 1370 sq ft  
Approximate Garage Internal Area = 24 sq m / 258 sq ft  
Approximate Total Internal Area = 151 sq m / 1628 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**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)



Viewing by appointment with our Bromley Office - 020 8460 4166

## 42 Kechill Gardens, Bromley, Kent BR2 7NQ

### £3,300 pcm

- Available Early March
- Beautiful Kitchen/Family Room.
- Close To Hayes Schools
- Tandem Garage & Driveway
- Four Bedroom Semi Detached
- Bathroom and En Suite Shower
- Double Glazed & Central Heating
- Close To Hayes Station & Shops

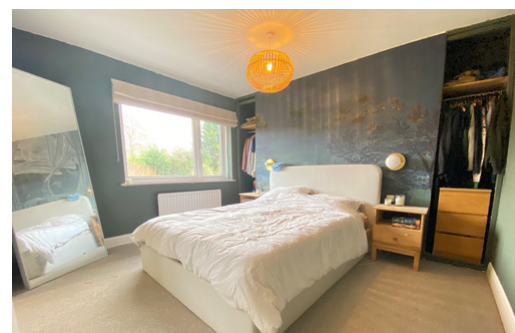


## 42 Kechill Gardens, Bromley, Kent BR2 7NQ

Available March Unfurnished - Four bedroom extended semi detached house, on a wider than average plot, with driveway. Walking distance to the sought after Hayes Primary and Secondary schools and about 0.7 of a mile from Hayes station. bright reception room to the front, wonderful open plan kitchen breakfast / family room with large central island and appliances, door to the tandem garage/utility space and cloakroom. To the first floor are four bedrooms, ensuite shower room and luxury family bathroom. Gas fired heating with radiators and double glazing. 60' rear garden with a paved terrace, lawn area and flower beds.

### Location

This property is in the section of Kechill Gardens between Club Gardens Road and Southbourne. Local schools include the sought after Hayes Secondary and Primary schools. Hayes station and shops in Station Approach are about 0.7 of a mile away. There are further shops and The George Pub in Hayes Street. Bus services pass along Hayes Lane (Bromley) with routes to Bromley High Street, about 1.4 miles away, with The Glades shopping centre and Bromley South station with fast (about 18 minutes) and frequent services to London. Norman Park is accessed at the junction of Mead Way and Hayes Lane (Bromley).



### Ground Floor

#### Entrance

2.13m x 3.59m (7' 0" x 11' 9") UPVC glazed door into, coved, radiator, dado rail, engineered wooden flooring, under stairs storage cupboard.

#### Lounge

4.50m x 3.82m (14' 9" x 12' 6") Double glazed window to front, built in storage to alcoves and shelves above, electric fire, picture rail, double radiator.

#### Kitchen/Breakfast Family Room

7.01m x 5.97m (23' 0" x 19' 7") Double glazed window to rear, range of fitted wall and base units, drawer units, larder cupboard with drawers under, recycling bins, induction hob, wine fridge, Quartz worksurfaces, spot lights, integrated fridge/freezer, dish washer, electric double oven, engineered wooden flooring, under stairs storage cupboard, radiator, double glazed door to garden.

### Separate W/C

Double glazed window to rear, low level w/c, wash hand basin.

### Garage

Wall mounted Vailant boiler, space for washing machine and fridge/freezer, up and over electric door, door to garden.

### First Floor

#### Landing

Stairs to first floor landing.

#### Bedroom 1

3.76m x 3.66m (12' 4" x 12' 0") Double glazed window to rear, built in storage recess, wall lights, radiator, door to:-

#### EnSuite

2.27m x 1.71m (7' 5" x 5' 7") Double glazed window to rear, shower cubicle, low level w/c, wash hand basin and storage under, tiled walls, heated towel rail.

### Bedroom 2

3.66m x 3.80m (12' 0" x 12' 6") Double glazed window to front, double radiator, built in storage to recess.

### Bedroom 4

2.20m x 2.43m (7' 3" x 8' 0") Double glazed window to front, radiator, coved.

### Bedroom 3

3.59m x 2.89m (11' 9" x 9' 6") Double glazed window to front, double radiator.

### Bathroom

2.88m x 2.58m (9' 5" x 8' 6") Two double glazed windows to rear, low level w/c, steel bath, shower over, double basin and storage under, heated towel rail, tiled flooring, mirror and light.