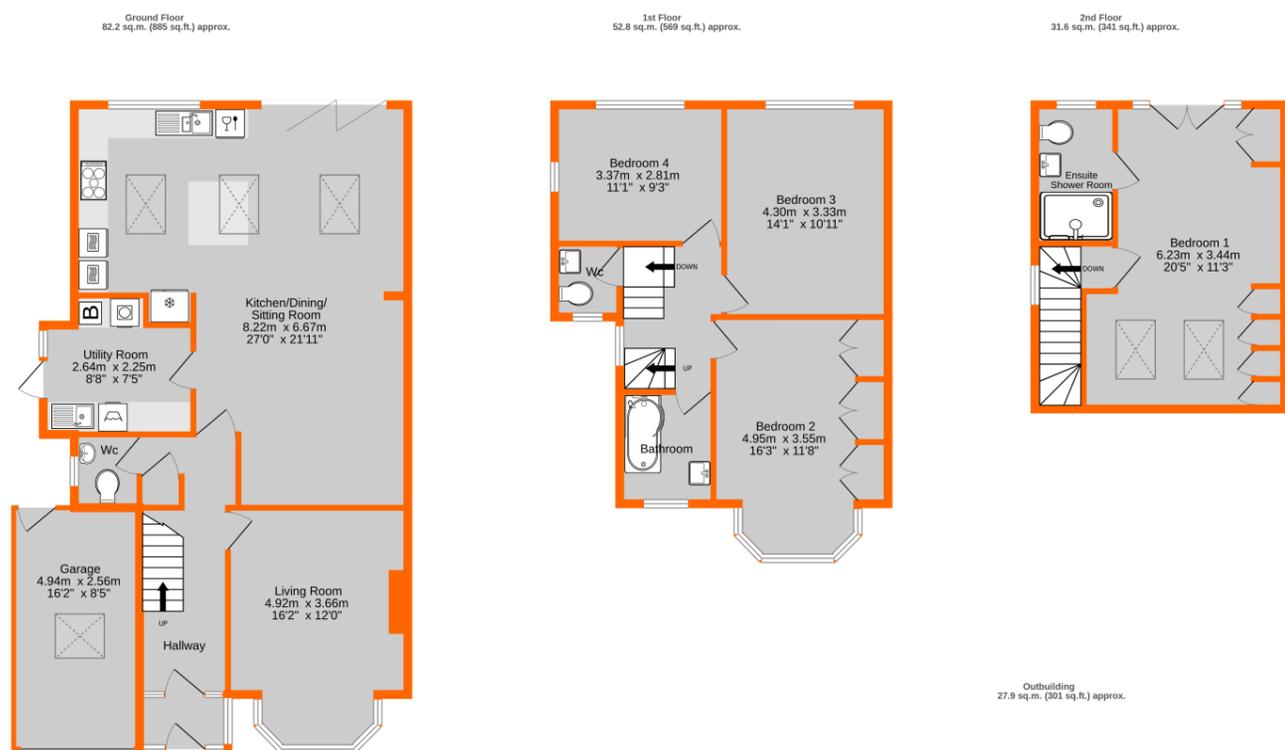




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage & Outbuilding Sq.M Not Included In Total Approx. Floor Area

TOTAL FLOOR AREA : 166.7 sq.m. (1794 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

25 Pickhurst Mead, Hayes, Bromley, Kent BR2 7QP

£1,000,000 Freehold

- Four Double Bedroom Semi.
- 0.6 Mile From Hayes Station.
- Bathroom & En Suite Shower Room.
- Convenient Hayes & Pickhurst Schools.
- Beautifully Presented & Extended.
- Impressive Kitchen/Dining/Sitting Room.
- Spacious Loft Conversion.
- 90' x 30' Landscaped Rear Garden.

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

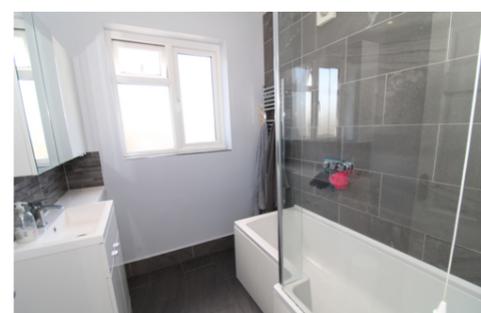


25 Pickhurst Mead, Hayes, Bromley, Kent BR2 7QP

Fabulous beautifully presented and extended four double bedroom semi detached family home, having accommodation over three floors and situated in this popular road, about 0.6 of a mile from Hayes Station and shops in Station Approach. Convenient location for the sought after Pickhurst Infant and Juniors and Hayes Secondary School. Impressive 27' x 21' 11" kitchen/dining/sitting room with the kitchen having granite work surfaces and various Neff integrated kitchen appliances. This room is ideal for entertaining with double glazed bi-folding doors to the immaculate 90' landscaped rear garden, which has a full width granite paved terrace, artificial lawn, a Hydropool and superb home office/games room. Off the kitchen is the utility room and off the hallway are the delightful living room and the cloakroom. White suite bathroom and separate w.c. to the first floor. The spacious loft room provides the main bedroom with fitted wardrobes, double glazed doors with a Juliette balcony overlooking the garden and the white en-suite shower room. Gas fired heating with radiators, underfloor heating to the kitchen/dining/sitting room and double glazing. Garage and brick pavior driveway providing parking.

Location

Pickhurst Mead is a popular road off Pickhurst Lane. Sought after local schools include Hayes Secondary and Primary and Pickhurst 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 and Mounthurst Road. Bromley High Street is about 1.8 miles away with The Glades Shopping Centre, The Churchill Theatre, various restaurants and Bromley South Station with fast (about 18 minutes) and frequent services to London. There are further shops and The George Pub in Hayes Street and also shops on the corner of Pickhurst Lane and Westmoreland Road.



Ground Floor

Entrance

Via enclosed porch with double glazed door, side and front windows, part glazed front door to:

Hallway

5.27m x 1.81m (17' 3" x 5' 11") Engineered oak flooring, double glazed leaded light front windows, picture rail, column style radiator, under stairs cupboard housing electric meter and consumer unit, under stairs coat cupboard

Cloakroom

1.52m x 1.14m (5' 0" x 3' 9") White low level w.c. and pedestal wash basin with a chrome mixer tap, double glazed leaded light side window, engineered oak flooring, column style radiator

Living Room

4.92m into bay x 3.66m into alcoves (16' 2" x 12' 0") Double glazed front bay window, engineered oak flooring, cast iron fireplace with a white painted wooden fire surround, double radiator, picture rail

Kitchen/Dining/Sitting Room

8.22m x 6.67m (27' 0" x 21' 11") reducing to 4.61m (15' 1") Fabulous L shape room with tiled floor having electric underfloor heating, bi-folding double glazed doors with built in blinds leading to the garden, three double glazed electrically operated Velux windows to the rear, double glazed rear window, two column style radiators.

KITCHEN - Appointed with Anthracite coloured fitted wall and base units and drawers, granite work surfaces, island unit with breakfast bar, integrated twin Neff electric ovens, Neff induction hob with a Neff extractor unit above and Neff dishwasher, Franke stainless steel 1 1/2 sink with a boiling water tap and drainer cut into the granite, brushed steel ceiling downlights, space for American style fridge/freezer, door to:

Utility Room

2.64m x 2.25m (8' 8" x 7' 5") plus recess with the wall mounted Worcester boiler, double glazed side window and door, appointed with light grey fitted wall and base units and drawers, granite effect sink and drainer with a brushed steel mixer tap, granite effect work surface, space for tumble dryer and washing machine, brushed steel ceiling downlights

First Floor

Landing

Double glazed leaded light side window, staircase to second floor

Bedroom 2

4.95m into bay x 3.55m (16' 3" x 11' 8") into wardrobes and alcoves, double glazed front bay window, radiator, picture rail, three double fitted wardrobes to one wall with one double wardrobe having mirrored doors

Bedroom 3

4.30m x 3.33m (14' 1" x 10' 11") Double glazed rear window, radiator, picture rail

Bedroom 4

3.37m x 2.81m (11' 1" x 9' 3") Double glazed side and rear window, double radiator, picture rail

Bathroom

2.25m x 1.9m (7' 5" x 6' 3") Double glazed front window, white suite of shaped shower/bath with a chrome shower and hand shower, wash basin with a chrome mixer tap and two double cupboards beneath, two double wall cupboards - one being mirror fronted, tiled floor, tiled walls to two sides of the bath, chrome ladder style towel rail, extractor fan, ceiling downlights

Separate W.C.

1.5m x 1.13m (4' 11" x 3' 8") Double glazed leaded light front window, white low level w.c. and wash basin with a chrome mixer tap having a white cupboard beneath, column style radiator, tiled floor

Second Floor

Small Landing

Double glazed side window

Bedroom 1

6.23m x 3.44m (20' 5" x 11' 3") plus recess with dressing table 0.52m (1' 8") Two double glazed electrically operated front Velux windows, double glazed doors and windows to rear with a glass Juliette balcony, brushed steel ceiling downlights, upright column style radiator, white seven drawer dressing table and matching white double fitted wardrobe and four single fitted wardrobes, door to:

En Suite Shower Room

2.82m x 1.5m (9' 3" x 4' 11") Double glazed rear window, white suite of low level w.c. and wash basin with a chrome mixer tap having a double and single white cupboard and a drawer beneath, shower with a white shower tray, glass screen, chrome controls, shower and hand shower, tiled floor, chrome ladder style radiator, brushed steel ceiling downlights, extractor fan

Outside

Rear Garden

27.42m x 9.16m (90' x 30') Fabulous landscaped garden with full width granite paved terrace to the rear of the house and path to the side access with a gate to the front, outside tap, two areas of artificial lawn, self cleaning Hydropool with aluminium gazebo with opening slats above, granite paved path leading down the garden to the home office, approached via steps with raised shrub beds either side, raised Koi Carp pond. Timber home office/games room 7.77m x 3.58m (25' 6" x 11' 9") Three double glazed front windows, part double glazed doors, engineered wood flooring, power points, lights, timber veranda to front

Front Garden

Brick pavior driveway providing parking, raised shrub beds

Garage

4.94m x 2.56m (16' 2" x 8' 5") Part double glazed rear door, double glazed side Velux window, light and power points, up and over door

Additional Information

Council Tax

London Borough of Bromley - Band F