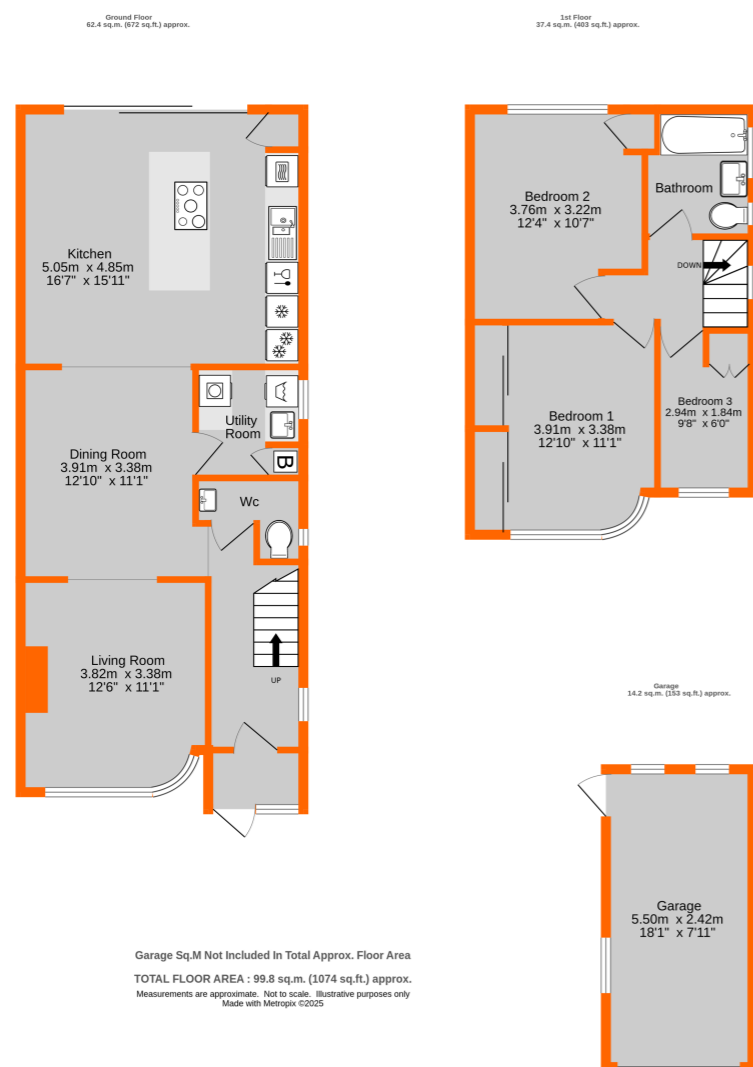


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

15 Trevor Close, Hayes, Bromley, Kent BR2 7NS

£760,000 Freehold

- Extended 3 Bedroom Home.
- Semi Detached.
- Planning Granted for Loft Conversion.
- 83' Southerly Garden
- Impressive Kitchen/Dining Room.
- Convenient Excellent Local Schools.
- Off Street Parking 2 Cars.
- 0.6 Mile Hayes Station

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

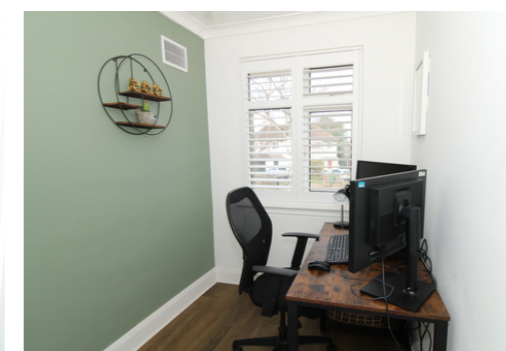


15 Trevor Close, Hayes, Bromley, Kent BR2 7NS

Beautifully presented and extended three bedroom semi detached family home with parking for two cars to the front and shared driveway leading to the garage at the rear. This property is in a convenient location for the sought after Hayes Secondary school and Pickhurst Infant and Junior Academy. It has an impressive open plan kitchen/dining room with frameless sliding doors leading to the paved patio and garden beyond. The kitchen is beautifully appointed with a good range of fitted units and drawers, Quartz work surfaces including to the separate island/breakfast bar and having various integrated appliances and a tall pantry cupboard. There is a separate utility room and cloakroom as well as a further reception room to the front of the house. To the first floor there are three bedrooms, two of which are doubles. The bathroom has a white suite including bath with shower above, low level w.c. and large ceramic sink with brushed chrome mixer tap and drawers beneath. Planning permission has been granted for a loft conversion to include a principle bedroom and en suite. The fabulous 83' x 33' rear garden has a paved patio with steps leading to the shaped level lawn having mature shrub borders. There is a garage to the rear of the house, approached via a shared driveway and there is off street parking for two cars at the front of the house, marking this property an ideal purchase for those buyers looking for a family home in a great location, only a stones throw away from excellent schools and transport links.

Location

This property is located off Bourne Vale and Trevor Close is about 0.4 of a mile from Hayes High Street and Station in Station Approach. Local schools include Hayes Secondary, Hayes Primary off George Lane and Pickhurst Infant and Junior schools. Bus services pass along Bourne vale. Bromley High Street with The Glades Shopping Centre and Bromley South Station, which offers fast (about 18 minutes) and frequent services to London is about 1.5 of a mile away.



Ground Floor

Porch

Part double glazed door and double glazed window to side

Hallway

4.14m x 1.71m (13' 7" x 5' 7") Double glazed window to side, column style radiator, understairs cupboard housing the gas and electric meters, Kamdean flooring in a herringbone style in lime washed oak, stairs to first floor which have LED lighting

Cloakroom

1.84m x 1.32m reducing to 0.76m (2' 6") (6' 0" x 4' 4") Glass brick window to side, ceramic sink with brushed brass mixer tap and cupboard beneath, low level w.c., brass effect heated towel rail, part tiled walls and Kamdean herringbone flooring

Kitchen/Dining Room

Dining Area - 3.91m x 3.38m (12' 10" x 11' 1") Feature column radiator, Kamdean herringbone flooring, door to utility room

Kitchen Area - 4.85m x 5.05m (15' 11" x 16' 7") Frameless double glazed sliding doors to rear, two ceiling lanterns with LED lighting, feature column radiator.

Range of white wall and base units and drawers with marble effect quartz work surface over including to the island/breakfast bar, pantry cupboard with six shelves, AEG induction hob and "combo hob" extractor, AEG double wall oven and grill, Beko integrated full size freezer and Hotpoint full size fridge, white 1 1/2 sink with drainer and brushed 'gold' mixer tap, integrated Bosch dishwasher, Fohen boiling water tap, space for wine fridge, Kamdean herringbone flooring

Living Room

3.82m x 3.38m into alcove (12' 6" x 11' 1") Double glazed window to front, feature column radiator, Kamdean herringbone flooring, open to:

Utility Room

1.91m x 1.86m (6' 3" x 6' 1") Double glazed window to side, range of dark green base and wall units with laminate worktop over, ceramic sink with black mixer tap, cupboard with storage and housing the Worcester Bosch combination boiler, space for washing machine and tumble dryer, black heated towel rail, vinyl flooring,

First Floor

Landing

Double glazed window to side, access to loft, which has light and is boarded

Bedroom 1

3.91m x 3.38m (12' 10" x 11' 1") Double glazed window to front with radiators beneath, two double door built in wardrobes with hanging space and shelves

Bedroom 2

3.76m x 3.22m (12' 4" x 10' 7") Double glazed window to rear with radiator beneath, storage cupboard, fitted wardrobes with two doors (part mirrored) with hanging space and shelves, additional storage cupboard with shelves

Bedroom 3

2.94m x 1.84m (9' 8" x 6' 0") Double glazed window to front and double radiator, built in cupboard with hanging space and shelving

Bathroom

2.26m x 1.88m (7' 5" x 6' 2") Two double glazed windows to side, white suite comprising bath with brushed chrome mixer tap with chrome shower head and separate handheld attachment, black heated towel rail, wall mounted tall storage cupboard, low level w.c., wide sink with brushed chrome mixer tap and two drawers beneath, tiled walls and floor

Outside

Rear Garden

25.42m x 10.11m (83' 5" x 33' 2") Large paved patio with raised beds, steps down to shaped area of lawn with mature shrub borders

Front Garden

Brick pavior driveway with parking for two cars. Our client informs us there is cable ready to be connected for EV charging

Garage

5.5m x 2.42m (18' 1" x 7' 11") Up and over door, side door. Approached via shared driveway

Additional Information

Council Tax

London Borough of Bromley - Band E