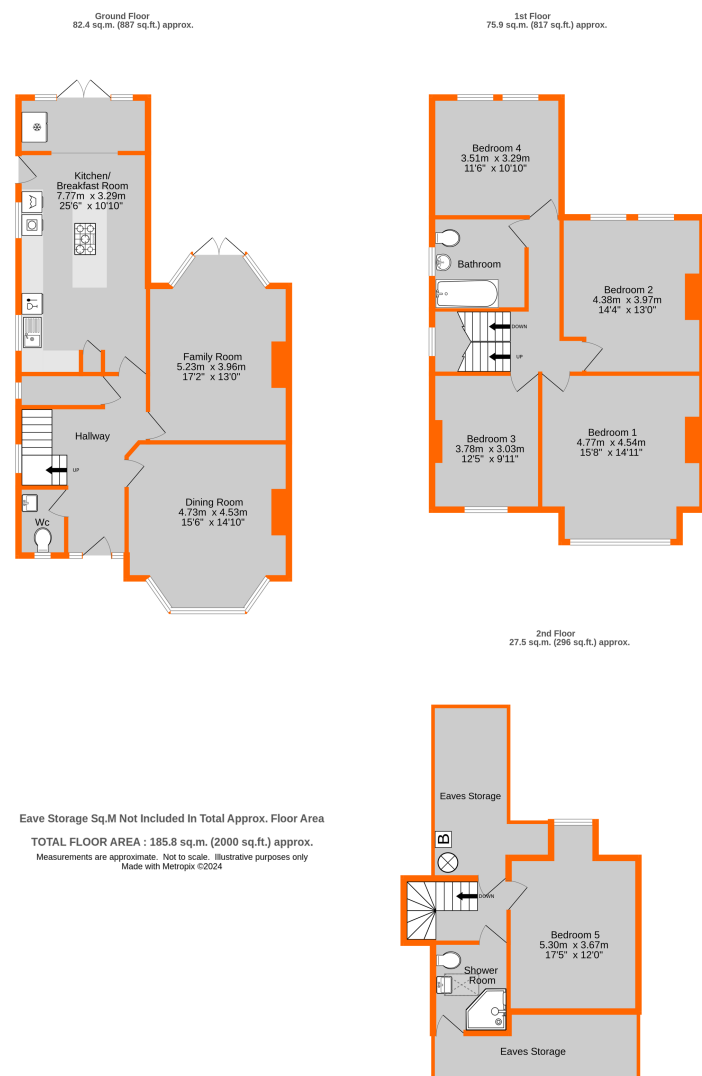


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

85 Hayes Road, Bromley, Kent BR2 9AE

**£1,175,000 Freehold**

- Five Bedroom Edwardian Semi.
- Short Walk Bromley South Station.
- Period Features & Fireplaces.
- Double Glazed & Gas Central Heating.
- 25' 4" x 10' 7" Kitchen/Breakfast Room.
- Two Large Reception Rooms.
- Family Bathroom & Separate Shower Room.
- Long 110' 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.  
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## 85 Hayes Road, Bromley, Kent BR2 9AE

A substantial Edwardian semi detached family home built around 1903, naturally built over three floors with an abundance of original features throughout. Impressive welcoming entrance hall with stripped wooden flooring, two delightful reception rooms, kitchen breakfast room with timber double glazed casement doors to the rear garden, and separate cloakroom to the ground floor. Five bedrooms with all rooms having fire places, white suite family bathroom on the first floor and newly installed shower room to the top floor. Outside the beautiful rear garden is around 110 ft with a selection of mature trees, shrubs and large lawn. To the front of the property is a gravel driveway providing parking for three to four cars with double gates to the side. The property is set within a popular location with great transport links, local schools and outside recreational spaces within walking distance. Double glazed and gas fired central heating.

### Location

Hayes Road runs between Westmoreland Road and Hayes Lane Bromley. Local schools include the sought after Harris Primary Academy and St Mark's Primary School and Ravensbourne secondary school. Bromley High street with a range of amenities including The Glades Shopping Centre and Bromley South Station are around 0.7 of a mile away, with fast (about 18 minutes) and frequent services to London Victoria. Bus services pass along Westmoreland Road with the new Superloop and several services run along Hayes Road. Norman Park and Nuffield Heath are a short walk away.



### Ground Floor

#### Covered Entrance

Original tiles, original front door with stained glass windows to side

#### Entrance Hall

5.11m x 3.03m (16' 9" x 9' 11") Double glazed window to side, original plaster coving, double glazed window to side, old style radiator, stripped wood flooring, understairs storage cupboard housing fuse board

#### Cloakroom

Double glazed window to front, white low level w.c., wash hand basin with chrome mixer tap with a single storage cupboard under, chrome heated towel radiator, dado rail, half tiled walls, tiled flooring

#### Dining Room

4.73m x 4.53m (15' 6" x 14' 10") Double glazed bay window to front, original coving and picture rail, wall lights, decorative real flame gas fire, radiator

#### Family Room

5.23m x 3.96m (17' 2" x 13' 0") Double glazed French doors and windows to rear, original plaster coving and picture rail, stripped wood flooring, decorative cast iron fireplace with tiled inserts, real flame gas fire

#### Kitchen/Breakfast Room

7.77m x 3.29m (25' 6" x 10' 10") Double glazed windows to side, UPVC door to side, double glazed timber casement doors to rear, range of matching grey wall and base units, stainless steel sink with chrome mixer tap, tiled splashbacks, laminate work surfaces, space for dishwasher, tumble dryer and washing machine. Double oven, central island with five ring gas hob/breakfast bar and stainless steel extractor over, storage cupboards below with drawers under, two radiators, space for American style fridge/freezer, dado rail with wooden panelling below, tiled flooring, space for dining table

### First Floor

#### Landing

Double glazed window to side, decorative wooden spindles with polished handrail

#### Bedroom 1

4.77m x 4.54m (15' 8" x 14' 11") Double glazed window to front, original plaster coving and picture rail, feature cast iron fireplace with tiled inserts, double radiator

#### Bedroom 2

4.38m x 3.97m (14' 4" x 13' 0") Double glazed window to rear, original plaster coving and picture rail, cast iron fireplace, double radiator

#### Bedroom 3

3.78m x 3.03m (12' 5" x 9' 11") Double glazed window to front, original plaster coving and picture rail, cast iron fireplace, double radiator

#### Bedroom 4

3.51m x 3.29m (11' 6" x 10' 10") Double glazed window to rear, picture rail, double radiator, decorative feature fireplace

#### Bathroom

2.66m x 2.38m (8' 9" x 7' 10") Double glazed window to side, panelled bath with chrome mixer tap/hand shower, pedestal wash basin with chrome taps, low level w.c., heated towel rail and radiator, tiled walls, spot lights

### Second Floor

#### Second Floor Landing

Double glazed window to side, decorative wooden spindles and polished handrail, walk in cupboard with ample storage housing the Worcester boiler and pressurised hot water system

#### Bedroom 5

5.3m into window x 3.67m (17' 5" x 12' 0") Double glazed window to rear, double radiator, decorative fireplace

### Shower Room

Recently refitted, Velux window to side, double walk in shower with wall mounted chrome shower and separate rainfall shower, sink with chrome mixer tap, double storage under, low level w.c., eaves storage cupboard, ceramic tiled flooring, tiled walls to shower area, heated towel rail

### Outside

#### Rear Garden

33.83 x 9.35m (111' x 30' 8") Double timber gates to side, outside water tap, paved patio area, steps down to garden, wall lights, mainly laid to lawn with mature trees and shrubs, metal storage shed, greenhouse, second patio area, fenced, several fruit trees including a Fig

#### Front Garden

Gravel driveway with parking for three/four cars, flower beds and trees

### Additional Information

#### Council Tax

London Borough of Bromley - Band F