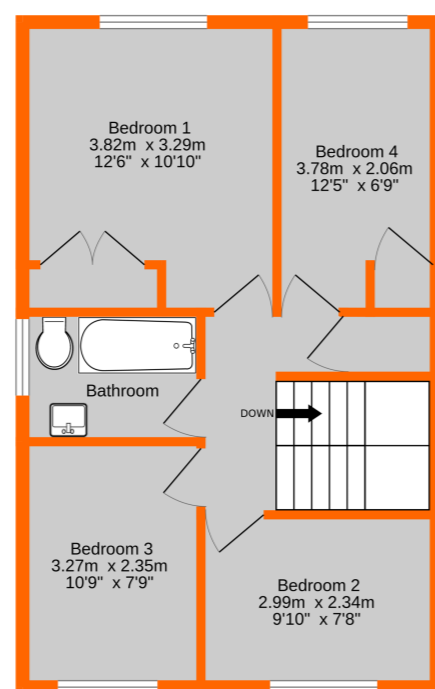
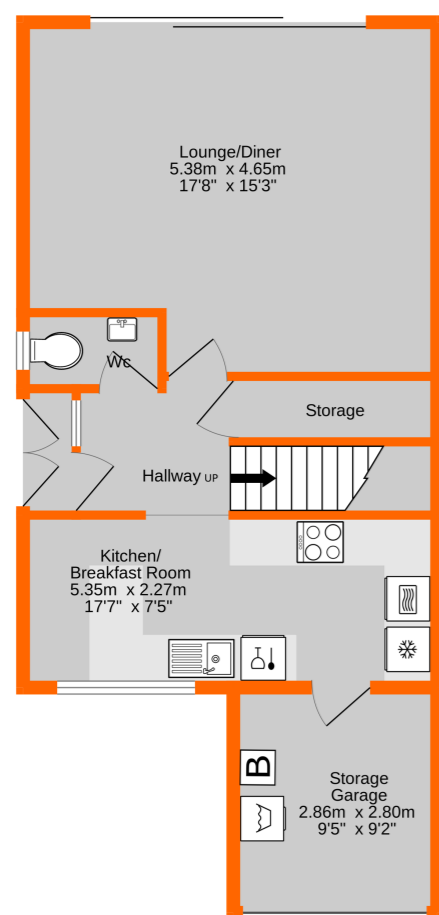


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
55.0 sq.m. (592 sq.ft.) approx.

1st Floor
47.0 sq.m. (506 sq.ft.) approx.



Storage Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 102.0 sq.m. (1098 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

27c Kechill Gardens, Bromley, Kent BR2 7NG

£685,000 Freehold

- Four Bedroom Semi Detached Home.
- Beautifully Appointed Kitchen/Diner.
- Double Glazed & Central Heating.
- Antico Flooring & Neutral Carpets.
- 90 ft Westerly Facing Garden.
- Off Street Parking & Storage Garage.
- Ideal For Hayes Primary & Secondary.
- Close To Hayes Station & Shops.

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



27c Kechill Gardens, Bromley, Kent BR2 7NG

Beautifully presented four bedroom semi detached family home, situated in this popular road, in a convenient location for the sought after Hayes Primary and Secondary schools and a short walk to Hayes Common, open fields and woods. The property enjoys a 90ft westerly facing rear garden and has a storage garage, approached via a private driveway. Off the hallway is a white suite cloakroom, beautifully appointed Ruach fitted kitchen/breakfast room with white fitted wall and base units and drawers, Silestone work surfaces and various integrated kitchen appliances. Spacious L shape living/dining room with double glazed sliding patio doors enjoying views over the rear garden. Galleried landing with refitted family bathroom, four bedrooms, three being doubles. The rear garden has a paved Sandstone terrace to the rear of the house ideal for alfresco dining, with steps leading down to the garden, which is laid mainly to lawn with mature shrubs, flower beds and pond. The property is double glazed and has gas fired heating with radiators, via a Logic boiler to the storage/garage area.

Location

Kechill Gardens is off Bourne Vale and between Northbourne and Southbourne. Local schools include the sought after Hayes Primary, Pickhurst Infant and Juniors and Hayes Secondary school. Hayes station and shops in Station Approach are about 0.6 of a mile away. There are further shops in Hayes Street. Bus services pass along Hayes Lane (Bromley) and Bourne Vale, with routes to Bromley South Station and High Street, which are about 1.3 miles away. Norman Park and its trackside cafe are a short walk away.



Ground Floor

Enclosed Porch

UPVC glazed door into

Entrance Hall

2.47m x 1.81m (8' 1" x 5' 11") Double radiator, Amtico flooring, under stairs L shaped coat/storage cupboard

Cloakroom

Double glazed window to side, low level w.c., sink unit with stainless steel mixer tap and vanity unit below, heated towel rail

Living/Dining Room

5.38m x 4.65m (17' 8" x 15' 3") Double glazed sliding doors to rear garden, double radiator, Amtico flooring

Kitchen/Breakfast Room

5.35m x 2.27m (17' 7" x 7' 5") Double glazed window to front, beautiful Ruach kitchen with a range of white handleless wall and base units with matching slow close drawers, Silestone work surfaces, inset stainless steel sink with chrome mixer tap, built in combination microwave, electric oven, AEG induction hob and extractor fan, built in tall Neff fridge, Siemens built in dishwasher, column radiator, breakfast bar, door to storage/garage area

First Floor

Landing

Double radiator, airing/storage cupboard, pull down ladder to loft

Bedroom 1

3.82m x 3.29m (12' 6" x 10' 10") Double glazed window to rear, built in double wardrobe with hanging space and shelf, double radiator

Bedroom 2

2.99m x 2.34m (9' 10" x 7' 8") Double glazed window to front, single radiator, engineered wood flooring

Bedroom 3

3.27m x 2.35m (10' 9" x 7' 9") Double glazed window to front, engineered wood flooring, single radiator

Bedroom 4

3.79m x 2.06m (12' 5" x 6' 9") Double glazed window to rear, built in wardrobe, single radiator

Bathroom

2.99m x 2.34m (9' 10" x 7' 8") Double glazed window to side with slate window sill, bath with mixer tap/hand shower attachment, wall mounted sink with chrome mixer tap, low level w.c., tall storage cupboard, single radiator,

Outside

Rear Garden

27.43m x 6.8m (90' x 22' 4") Steps down to Indian Sandstone patio with evergreen climbing star jasmine, further offset steps down to lawn with Hornbeam hedges, mature borders and an array of planting including various flowering shrubs, trees and herbaceous perennials, a wildlife pond, shed and further paved area, electric awning, side access to front, beautifully stocked garden

Storage Garage Area

2.86m x 2.80m (9' 5" x 9' 2") Up and over door with space for storage, consumer unit, space and plumbing for washing machine and freezer, Logic wall mounted combination boiler

Front Garden

Lawn and flower beds, off street parking for one car

Additional Information

Council Tax

London Borough of Bromley - Band E