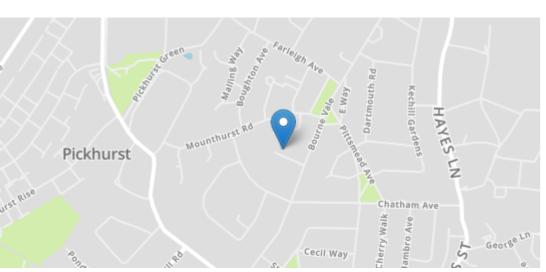
West Wickham Office

👩 318 Pickhurst Lane, West Wickham, BR4 OHT

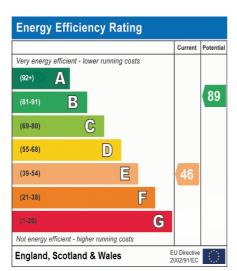
020 8460 7252

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Ground Floor 62.4 sq.m. (672 sq.ft.) appro





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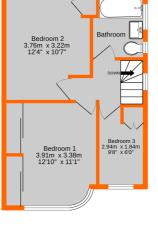
Viewing by appointment with our West Wickham Office - 020 8460 7252

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

Kitchen 5.05m x 4.85m 16'7" x 15'11" 4 * Dining Room 3.91m x 3.38m 12'10" x 11'1" Living Room 3.82m x 3.38m 12'6" x 11'1"



Garage

Garage 5.50m x 2.42m 18'1" x 7'11"

1st Floor 37.4 sq.m. (403 sq.ft.) approx

rage Sq.M Not Included In Total Approx. Floor Area OTAL FLOOR AREA : 99.8 sq.m. (1074 sq.ft.) approx re approximate. Not to scale. Illustra Made with Metropix ©2025

Disdaimer: 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.

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George Proctor & Partners trading as Proctors

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- Impressive Kitchen/Dining Room.
- Convenient Excellent Local Schools.
- Off Street Parking 2 Cars.
- 0.6 Mile Hayes Station



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.

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

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 low level w.c., brass effect heated towel rail, part which has light and is boarded tiled walls and Karndean herringbone flooring

Kitchen/Dining Room

Dining Area - 3.91m x 3.38m (12' 10" x 11' 1") 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 fulll 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, Karndean herringbone flooring



Living Room

3.82m x 3.38m into alcove (12' 6" x 11' 1") Double 2.26m x 1.88m (7' 5" x 6' 2") Two double glazed glazed window to front, feature column radiator, windows to side, white suite comprising bath with Karndean herringbone flooring, open to: brushed chrome mixer tap with chrome shower head and separate handheld attachment, black **Utility Room** heated towel rail, wall mounted tall storage 1.91m x 1.86m (6' 3" x 6' 1") Double glazed cupboard, low level w.c., wide sink with brushed 4.14m x 1.71m (13' 7" x 5' 7") Double glazed window to side, range of dark green base and wall chrome mixer tap and two drawers beneath, tiled window to side, column style radiator, understairs units with laminate worktop over, ceramic sink walls and floor

cupboard housing the gas and electric meters, with black mixer tap, cupboard with storage and Karndean flooring in a herringbone style in lime housing the Worcester Bosch combination boiler, Outside washed oak, stairs to first floor which have LED space for washing machine and tumble dryer, black heated towel rail, vinyl flooring,

First Floor

Landing

brushed brass mixer tap and cupboard beneath, Double glazed window to side, access to loft,

Bedroom 1

3.91m x 3.38m (12' 10" x 11' 1") Double glazed window to front with radiators beneath, two Garage Feature column radiator, Karndean herringbone double door built in wardrobes with hanging space 5.5m x 2.42m (18' 1" x 7' 11") Up and over door side door. Approached via shared driveway and shelves

Bedroom 2

3.76m x 3.22m (12' 4" x 10' 7") Double glazed Council Tax window to rear with radiator beneath, storage cupboard, fitted wardrobes with two doors (part London Borough of Bromley - Band E. For the mirrored) with hanging space and shelves, current rate visit: bromley.gov.uk/counciladditional storage cupboard with shelves tax/council-tax-guide

Bedroom 3

cupboard with hanging space and shelving

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window to front and double radiator, built in

Bathroom

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

Additional Information

Utilities

2.94m x 1.84m (9' 8" x 6' 0") Double glazed Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage