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## 6 Homevale Close, Hayes, Bromley, Kent BR2 7AY

### Guide Price £1,200,000 Freehold

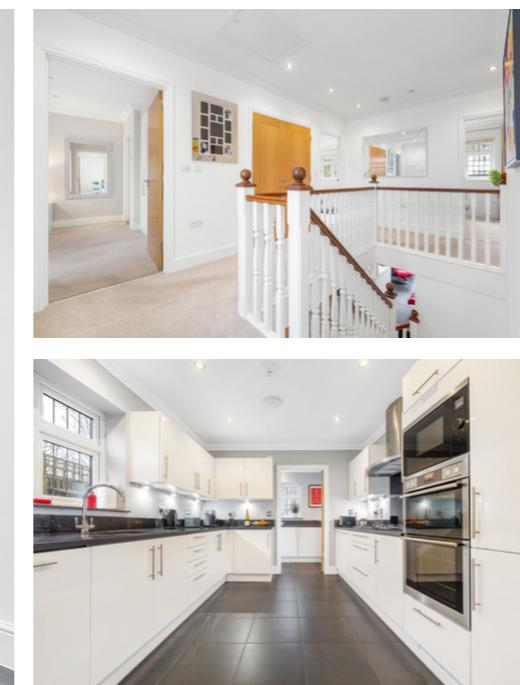
- Handsome Beautifully Presented Home.
- Three Delightful Reception Rooms.
- White En-suite Shower & Large Bathroom.
- Private Cul De Sac Of Six Properties.
- Four Double Bedroom Detached.
- L Shape Kitchen/Breakfast/Sitting Room.
- Convenient Number Popular Schools.
- Double Garage & West Facing Garden.

## 6 Homevale Close, Hayes, Bromley, Kent BR2 7AY

Handsome, beautifully presented throughout four double bedroom detached family home, built by Asprey Homes in 2013, in this private cul-de-sac of just six properties and having a detached double garage. About 0.6 of a mile from Hayes station and conveniently situated for a number of popular local schools. Spacious hallway and three delightful reception rooms. L shape kitchen/breakfast/sitting room, with two sets of double glazed doors to the garden. Kitchen with a good range of white fitted units and drawers, granite work surfaces and various integrated appliances. Separate utility room and white suite cloakroom. Off the galleried landing is the main bedroom with two sets of fitted wardrobes and the white en-suite shower room. Bedrooms two and three have mirror fronted fitted wardrobes. Large family bathroom with a bath and tiled double shower. Gas fired heating with radiators and leaded light double glazing. West facing rear garden with a paved terrace, steps up to the lawn area and further garden behind the garage. Parking for two vehicles.

### Location

Homevale Close is a cul-de-sac position off Mounthurst Road, between the junctions of Pickhurst Mead and Chatham Avenue. Hayes station and shops in Station Approach are about 0.6 of a mile away. Local schools include the sought after Hayes Secondary and Primary and Pickhurst Infant and Juniors. Bus services pass along Mounthurst Road and Pickhurst Lane. There are shops at the junction of Pickhurst Lane and Westmoreland Road. Bromley High Street is about 1.7 miles away, with The Glades shopping centre and Bromley South station with fast (about 18 minutes) and frequent services to London. Pickhurst recreation ground is off Pickhurst Lane and Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



### Ground Floor

#### Entrance

Via covered porch with two ceiling downlights, light and part double glazed front door to:

#### Hallway

6.03m x 2.15m reducing to 1.44m (4' 9") (19' 9" x 7' 1") Cornice, double radiator, wood effect laminate flooring, coat/storage cupboard, under stairs storage cupboard with consumer unit

#### Cloakroom

1.68m x 0.87m (5' 6" x 2' 10") White wash basin and concealed cistern low level wc., double glazed leaded light front window, cornice, ceiling downlights, part tiled walls, radiator, tiled floor

#### Living Room

5.65m into bay x 3.94m (18' 6" x 12' 11") Double glazed leaded light front bay window, cornice, ceiling downlights, two double radiators, coal effect gas fire in a marble fire surround

#### Study

3.32m x 2.10m (10' 11" x 6' 11") Double glazed leaded light side window, cornice, ceiling downlights, radiator, wood effect laminate flooring

#### Dining Room

4.06m x 3.32m (13' 4" x 10' 11") Double glazed leaded light rear window, radiator, wood effect laminate flooring, ceiling downlights, cornice

#### Kitchen/Breakfast/Sitting Room

Sitting Area - 4.05m x 2.91m (13' 3" x 9' 7") Approached via glazed doors from the hallway, three radiators, double glazed leaded light doors and windows to rear bay, tiled floor, cornice, ceiling downlights, opening to:

#### Kitchen/Breakfast Room

6.17m x 3.11m (20' 3" x 10' 2") Double glazed leaded light doors and windows to rear, double glazed leaded light side window appointed with white fitted wall and base units and drawers, granite work surfaces and upstand, 1 1/2 stainless steel sink and drainer cut into the granite with a chrome mixer tap, built in AEG five burner gas hob with an AEG stainless steel extractor unit above, Bosch dishwasher, AEG stainless steel electric double oven with an AEG microwave above and tall Bosch fridge, magic corner unit, space for a table, tiled floor, cornice, ceiling downlights, concealed lighting beneath wall units, double radiator, door to:

#### Bedroom 4

3.11m x 2.86m (10' 2" x 9' 5") Double glazed leaded light rear window, radiator, cornice

#### Bathroom

4.08m x 2.60m (13' 5" x 8' 6") Double glazed leaded light rear window, tiled floor, white suite of bath with a chrome mixer tap/hand shower, concealed cistern low level wc. and wash basin with a double cupboard beneath, double tiled shower with a white shower tray, glass sliding door and chrome Aqualisa shower, shelved storage cupboard, chrome ladder style radiator, ceiling downlights, shaver point, tiled walls

### Utility Room

3.11m x 1.59m (10' 2" x 5' 3") Part double glazed leaded light side door, double glazed leaded light front window, radiator, tall Electrolux freezer, tall storage unit housing the Vaillant boiler, white base and wall units, granite work surfaces and upstand, stainless steel sink with a chrome mixer tap and drainer cut into the granite, tiled floor, cornice, ceiling downlights

### First Floor

#### Galleried Landing

4.87m x 2.59m (16' 0" x 8' 6") Double glazed leaded light front window, radiator, ceiling downlights, cornice, double airing cupboard with slatted shelves housing the hot water tank. Access to loft via aluminium ladder, light, insulation and a little boarding

#### Bedroom 1

4.52m plus wardrobes x 3.95m including wardrobes (14' 10" x 13' 0") Double glazed leaded light front window, radiator, cornice, ceiling downlights, three drawer chest of drawers, three double mirror fronted fitted wardrobes - one having shelving, two further double and one single shelved fitted wardrobes, door to:

#### En Suite Shower Room

2.80m x 2.10m reducing to 1.38m (4' 6") (9' 2" x 6' 11") Tiled floor, double glazed leaded light side window, white concealed cistern low level wc. and wash basin with a double cupboard beneath, tiled shower with a glass sliding door, Aqualisa shower, white shower tray and chrome shower, chrome ladder style radiator, tiled walls, ceiling downlights, shaver point

#### Bedroom 2

4.16m x 3.83m (13' 8" x 12' 7") Double glazed leaded light rear window, radiator, wood effect laminate flooring, cornice, ceiling downlights, mirror fronted wardrobe with two sliding doors

#### Bedroom 3

3.66m x 3.15m (12' 0" x 10' 4") Double glazed leaded light front window, radiator, wood effect laminate flooring, ceiling downlights, cornice, mirror fronted wardrobe with two sliding doors

### Outside

#### Rear Garden

14.79m x 9.70m (48' x 31') Paved terrace to rear of house, Hydropool hot tub, paved side access with gate to front, steps up to lawn area, outside lights, outside tap, shrub border, side access gate to driveway, paved path and steps with sleepers up to further garden 10.27m x 5.88m (33' x 19') with lawn behind the garage, gravel path behind the garage

#### Front Garden

Lawn areas and shrub borders

#### Double Garage

6.11m x 5.99m (20' 1" x 19' 8") Two electric up and over doors, light, power points, part double glazed side door, parking in front for two vehicles

### Additional Information

#### Agent's Note

This property has solar panels which our client informs us were installed by the developers. The current owners have not registered for a feed-in tariff payment, which maybe available?

Maintenance Charge - £786.00 for 1/2/2025 to 31/1/2026.

#### Council Tax

London borough of Bromley – Band G. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

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