





## 114 West Common Road, Hayes, Bromley, Kent BR2 7BY

Spacious Chain Free four bedroom detached bungalow, built by Mid Kent Homes, in a desirable, quiet cul-de-sac of two bungalows off West Common Road. Walking distance shops and Hayes Station in Station Approach, Hayes Common and Hayes Secondary School. On a good size plot, with attractive gardens to the front and rear, a double garage and parking for three/four vehicles. Kitchen/breakfast room and two delightful reception rooms, which both overlook the rear garden. Kitchen with wooden fronted fitted units and drawers and composite covered work surface. Utility room and cloakroom. Generous L shape living room with two sets of double glazed doors to the garden and a study area. Main bedroom with fitted wardrobes and an en-suite bathroom, having a bath and tiled shower. Second bathroom, which also has a bath and tiled shower. Gas fired heating with radiators and double glazing. Rear garden with paved terrace, shaped lawn, various shrub borders and hedges. The front garden has shrub borders and a paved terrace off bedroom one. A purchaser will want to carry out some modernisation.

### Location

This property is in a cul-de-sac of just two bungalows off the section of West Common Road, between Hayes Court and Hayes Close. Local schools include the sought after Hayes Secondary school a short walk away off West Common Road and Hayes Primary school off George Lane. Hayes Station and shops in Station Approach are about 0.6 of a mile away. There are bus services on Baston Road and Station Approach. Bromley High Street is about 2.2 miles away, with The Glades shopping centre and Bromley South station. Hayes Common can be accessed off West Common Road. Keston village offers two pubs, a few shops and a coffee shop.



### Ground Floor

#### Entrance

Via covered porch and front door to:

#### Hallway

8.42m reducing to 1.72m (5' 8") x 7.35m (27' 7" x 24' 1") L shape hallway, coving, two radiators, access to loft via aluminium ladder, airing cupboard with slatted shelves housing hot water tank

#### Kitchen/Breakfast Room

4.46m x 3.9m (14' 8" x 12' 10") Secondary and double glazed side and rear windows, appointed with wooden fronted fitted wall and base units and drawers, integrated Bosch electric stainless steel double oven and Bosch ceramic hob with a Bosch extractor unit above, stainless steel double drainer and sink with a chrome mixer tap, composite covered work surface, breakfast bar, radiator, space for table, plumbing/space for dishwasher, tiled walls and floor, door to:

#### Utility Room

2.55m x 2.11m (8' 4" x 6' 11") Double glazed side door and window, tiled floor and walls, double radiator, plumbing/space for washing machine, space for upright fridge/freezer, cupboard housing electric and gas meters and fuse box, Ideal Mexico boiler

#### Cloakroom

2.12m x 0.76m (6' 11" x 2' 6") Double glazed front window, coloured low level wc and pedestal wash basin, tiled walls, radiator

#### Dining Room

4.34m x 3.63m (14' 3" x 11' 11") Coving, double radiator, double glazed sliding doors to terrace and garden, glazed doors to living room, double serving hatch to kitchen

#### Living Room With Study Area

6.13m x 4.96m reducing to 4.34m (14' 3") (20' 1" x 16' 3") including study area. L shape room, gas fire in a marble fireplace, two sets of double glazed patio doors to the garden, radiator, double radiator, coving, double glazed side window  
Study Area: 2.97m x 2.8m (9' 9" x 9' 2") double glazed side window, radiator, coving, double wall and base cupboards

#### Bedroom 1

4.47m x 3.76m including wardrobes (14' 8" x 12' 4") Double glazed patio doors to front, five double wardrobes with two bedside tables and two double and a single high level storage cupboards above the bed recess, coving, double radiator, door to:

#### En Suite Bathroom

2.76m x 2.06m (9' 1" x 6' 9") Double glazed side window, coloured bath with a mixer tap/hand shower, pedestal wash basin, low level w.c. and tiled shower with an Aqualisa shower having double doors, radiator, tiled walls and floor

#### Bedroom 2

4.46m x 3.57m (14' 8" x 11' 9") Secondary and double glazed side window, coving, radiator

#### Bedroom 3

3.78m x 3.56m (12' 5" x 11' 8") Secondary and double glazed side window, double radiator, coving

#### Bedroom 4/Study

2.93m plus wardrobe x 2.74m (9' 7" x 9' 0") Secondary and double glazed side window, radiator, coving, built in double wardrobe

#### Bathroom

2.51m reducing to 1.53m (5' 0") x 2.78m (8' 3" x 9' 1") Double glazed side window, coloured bath with a chrome mixer tap/hand shower, low level w.c. and pedestal wash basin, radiator, tiled walls and floor, tiled shower with an Aqualisa shower, white shower tray and glass door

### Outside

#### Rear Garden

16.68m x 14.62m (54' x 48') Paved terrace off the reception rooms, shaped lawn, established shrub borders and hedges

#### Front Garden

With lawn, shrub borders, paved terrace off bedroom 1, paved path to side of bungalow with lean-to greenhouse leading to rear garden

#### Double Garage

5.68m x 5m (18' 8" x 16' 5") Light and power point, electric up and over door, double glazed side window and part double glazed side door, part glazed door to: Work Shop 3.55m x 2.07m (11' 8" x 6' 9") with two side windows, power points and strip light

#### Concrete Driveway

Leading to the garage with parking for three/four vehicles

### Additional Information

#### Agents Note

We understand from our client, the driveway leading to the two bungalows is owned by this property and the neighbouring bungalow has access over the driveway to their property -To be confirmed

#### Council Tax

London Borough of Bromley - Band G  
lease visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

Mains - Gas, Electricity, Water and Sewerage

#### Broadband and Mobile

To check coverage 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)