

| 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> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
|   |          | 70                      | 84        |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



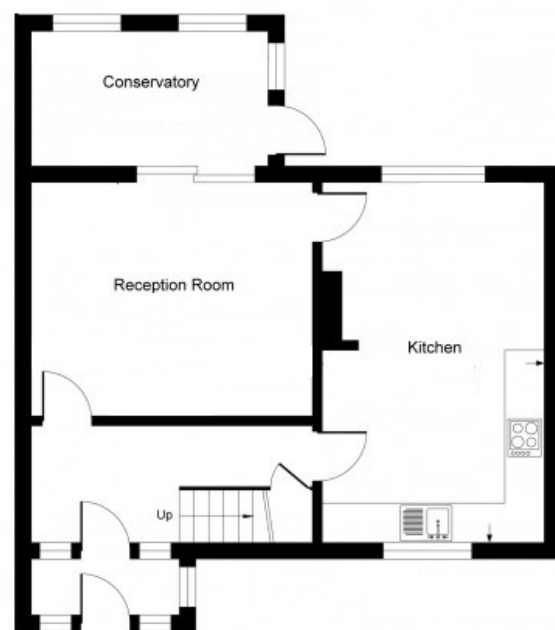
Viewing by appointment with our West Wickham Office - 020 8460 7252

6 Pembury Close, Hayes, Bromley, Kent BR2 7PS

**Chain Free £550,000 Freehold**

- Three Bedroom Terrace.
- No Onward Chain.
- Close to Local Schools.
- Kitchen/Breakfast Room.
- 55' Rear Garden.
- Popular Cul-de-sac.
- Double Glazed & Central Heating.
- Close To Local Shops.

Ground Floor



First Floor



Approximate Gross Internal Area = 99 sq m / 1069 sq ft

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.  
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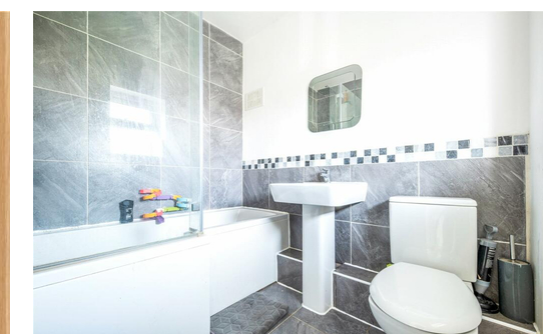


## 6 Pembury Close, Hayes, Bromley, Kent BR2 7PS

Offered to the market with no onward chain, is this three bedroom post war mid terraced family home over looking a central green, being ideally located for local schools including Pickhurst infant and juniors, and local shops at Hayes. Open plan white fitted kitchen/breakfast room, living room with lean to opening onto the rear south facing garden, three bedrooms and updated bathroom. Outside the 55' south facing rear garden is fenced with a large lawn and paved patio area enjoying the sun. Located 0.5 of a mile from Hayes Station and High Street.

### Location

Penbury Close is a popular cul de sac located of Mounthurst Road and Bourne Vale. Bus routes pass along both Mounthurst Road and Bourne Vale. Hayes train station with connections into Lewisham for the DLR and London Bridge. Local schools include Pickhurst infants and Pickhurst Juniors.



### Ground Floor

#### Entrance Porch

Covered double glazed UPVC enclosed porch, door to:

#### Entrance Hall

Understairs storage cupboard, door to:

#### Kitchen/Breakfast Room

5.55m x 3.41m (18' 3" x 11' 2") Double glazed window to front, range of fitted wall and base units, drawer unit, work top over, stainless steel sink with mixer tap, stainless steel electric oven, gas hob, stainless steel extractor hood, space/plumbing for washing machine, wall mounted combination boiler, splash back tiling to walls, double glazed window to rear, laminate wood flooring

#### Living Room

4.35m x 3.6m (14' 3" x 11' 10") Double glazed sliding doors to lean to, wall lights, radiator, door to kitchen

#### Lean To

3.61m x 2.08m (11' 10" x 6' 10") Glazed window and door to rear garden

### First Floor

#### Landing

Airing cupboard

#### Bedroom 1

4.35m x 3.83m (14' 3" x 12' 7") Double glazed window to front, radiator, built in wardrobe

#### Bedroom 2

3.68m x 3.06m (12' 1" x 10' 0") Double glazed window to front, radiator, built in wardrobe

#### Bedroom 3

2.90m x 2.63m (9' 6" x 8' 8") Double glazed window to rear

#### Bathroom

Double glazed window to rear, panelled bath with shower and screen. low level w.c., wash hand basin, tiled walls, heated towel rail

### Outside

#### Rear Garden

Approximately 16.76m (55') rear south facing garden with lawn, shrubs, patio area

### Additional Information

#### Council Tax

London Borough of Bromley - Band D