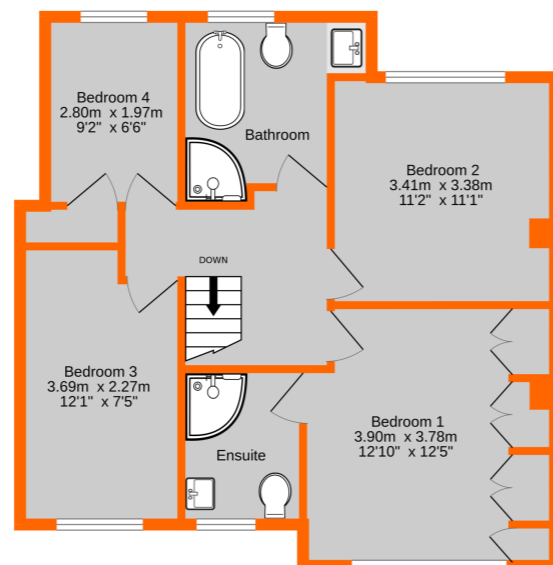
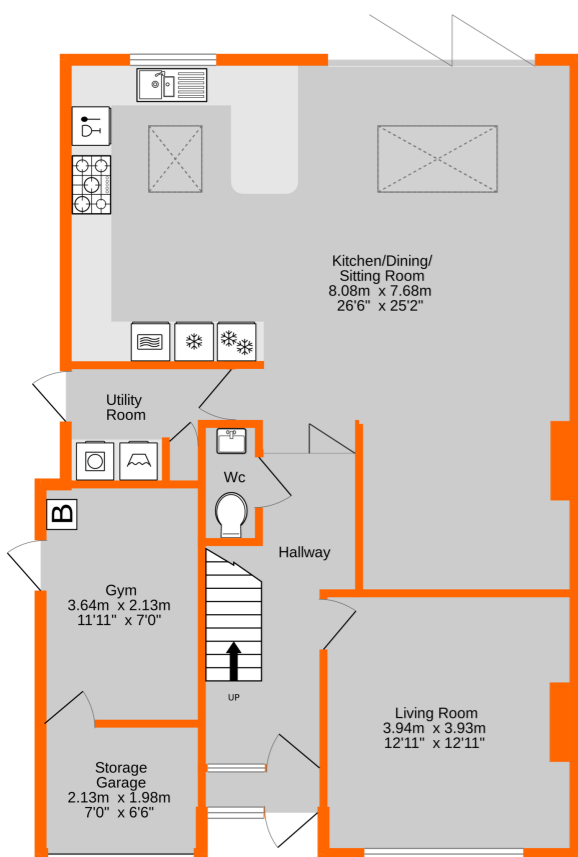


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
92.7 sq.m. (997 sq.ft.) approx.

1st Floor  
60.5 sq.m. (652 sq.ft.) approx.



Gym & Storage Garage Sq.M Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 153.2 sq.m. (1649 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

## 52 Heath Rise, Hayes, Bromley, Kent BR2 7PD

### £825,000 Freehold

- Extended Four Bedroom Semi.
- Living Room & Utility Room.
- Convenient Pickhurst Schools.
- Block Pavior Drive For 2 Cars.
- Impressive Kitchen/Dining/Sitting Room.
- White En-suite Shower & Bathroom.
- Near Cupola Wood Recreation Ground.
- Attractive 77' x 30' Rear Garden.

**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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## 52 Heath Rise, Hayes, Bromley, Kent BR2 7PD

Beautifully presented and extended four bedroom semi detached family home, almost next to Cupola Wood Recreation Ground and in a convenient location for the Ofsted rated "Outstanding" Pickhurst Infant and Junior schools. Living room with a log effect gas fire in a Limestone fire surround and impressive 26' 6" x 25' 2" kitchen/dining/sitting room with double glazed bi folding doors to the garden. This room is ideal for entertaining and the kitchen is appointed with cream fitted units and drawers, granite work surfaces and various integrated kitchen appliances. Separate utility room and white suite cloakroom. Main bedroom with fitted wardrobes and a white en-suite shower room. White suite family bathroom, beautifully appointed with a double ended bath and good size tiled corner shower. Mitsubishi air conditioning unit to the main and third bedrooms, gas fired heating with radiators, electric underfloor heating to the en-suite shower room and bathroom and double glazing. Storage garage/gym approached via a block pavior driveway for two vehicles. Attractive 77' x 30' rear garden with a paved terrace, lawn area, shrub borders and trees.

### Location

Heath Rise is accessed via Linkfield off Mead Way. Cupola Wood Recreation Ground can be accessed off Heath Rise. Local schools include the Ofsted rated "Outstanding" Pickhurst Infant and Junior schools. Other local schools include Hayes Secondary and Primary schools. Bromley High Street is about 1.3 miles away with The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Hayes Station and shops in Station Approach are about 1.1 miles away. There are a range of shops at the junction of Pickhurst Lane and Westmoreland Road. Bus services pass along Bourne Vale and Mead Way. Norman Park can be accessed at the junction of Hayes Lane (Bromley) and Mead Way.



### Ground Floor

#### Entrance

Via enclosed porch with part double glazed double doors, quarry tiled floor, light, front door to:

#### Hallway

4.45m x 1.68m reducing to 1.42m (4'8") (14' 7" x 5' 6") Double radiator, engineered oak flooring, under stairs cupboard housing gas and electric meters, glazed double folding doors to kitchen/dining/sitting room

#### Cloakroom

1.93m x 0.72m (6' 4" x 2' 4") White low level w.c. and wash basin with a chrome mixer tap and a cupboard beneath, radiator, tiled floor, chrome ceiling downlight, extractor fan

#### Living Room

3.94m into alcoves x 3.93m (12' 11" x 12' 11") Double glazed front window, log effect gas fire in a Limestone fire surround with marble slips, radiator

#### Kitchen/Dining/Sitting Room

8.08m x 7.68m reducing to 3.15m (10' 4") (26' 6" x 25' 2") Double glazed bi folding doors to garden, two double glazed ceiling lanterns, engineered oak flooring, two radiators with covers, further double radiator, chrome ceiling downlights. Appointed with cream fitted wall and base units and drawers, granite work surfaces and upstand, 1 1/2 white ceramic sink with a chrome mixer tap and drainer cut into the granite, Neff five burner gas hob with a stainless steel/glass electric extractor canopy above, Neff combination microwave oven and Neff electric oven, Neff dishwasher, tall built in Lamona freezer and Blomberg fridge, double glazed rear window, breakfast bar, door to:

#### Utility Room

2.35m x 1.78m (7' 9" x 5' 10") Part double glazed side door, white wall units and tall storage unit, granite effect work surface, plumbing/space for washing machine and space for tumble dryer, tiled floor, double radiator, chrome ceiling downlights

### First Floor

#### Landing

Split landing with access to loft via an aluminium ladder, light, insulation and some boarding, light tube to smaller landing

#### Bedroom 1

3.90m x 3.78m into wardrobes reducing to 3.10m (10' 2") into wardrobes (12' 10" x 12' 5") Double glazed front window, radiator, Mitsubishi air conditioning unit, three double and a single fitted wardrobe to one wall, chrome ceiling downlights, door to:

#### En Suite Shower Room

2.26m x 1.74m (7' 5" x 5' 9") Double glazed front window, tiled shower with a corner white shower tray, chrome shower, hand shower and controls, sliding door, Roca white low level w.c. and wash basin with a chrome mixer tap having two drawers beneath, tiled floor with electric underfloor heating, part tiled walls, ceiling downlights, chrome ladder style radiator

#### Bedroom 2

3.41m x 3.38m into alcoves (11' 2" x 11' 1") Double radiator beneath rear double glazed window

#### Bathroom

2.80m x 2.19m plus recess 0.46m (1' 6") (9' 2" x 7' 2") Double glazed rear window, appointed with a white suite of double ended bath with a chrome mixer tap/hand shower, Roca low level w.c. and a rectangular wash basin with two white drawers beneath, chrome ladder style radiator, part tiled walls, tiled floor with electric underfloor heating, tiled corner shower with a chrome shower, hand shower, white shower tray and sliding door, ceiling downlights, extractor fan

#### Bedroom 3

3.69m x 2.27m plus recess 0.65m (2' 2") (12' 1" x 7' 5") Double glazed front window, chrome ceiling downlights, double radiator, Mitsubishi air conditioning unit

#### Bedroom 4

2.80m x 1.97m (9' 2" x 6' 6") Double glazed rear window, built in wardrobe, double radiator, chrome ceiling downlights

### Outside

#### Garage

3.64m x 2.13m (11' 11" x 7' 0") Rear Section (GYM) Part double glazed side door, wall mounted Vaillant boiler, double wall unit, granite effect work top, strip light, power points, stud wall and door to: STORAGE GARAGE: 1.98m x 2.13m (6' 6" x 7' 0") with up and over door and light

#### Rear Garden

23.66m x 9.15m (77' x 30') Paved terrace, lawn area, established shrub borders, Silver Birch tree, timber shed, outside tap, lights and power points, paved path to side with gate to front garden

#### Front Garden

Block pavior driveway for two cars, lawn area, shrub borders

### Additional Information

#### Council Tax

London Borough of Bromley - Band E