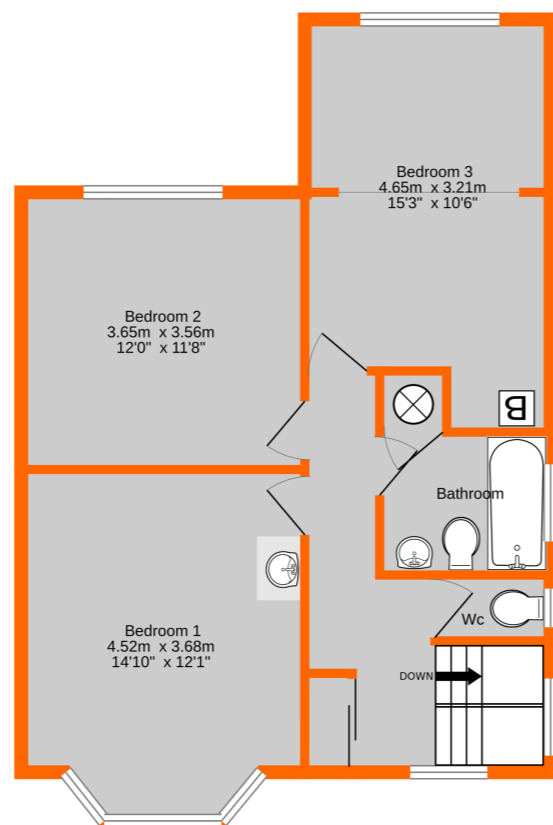
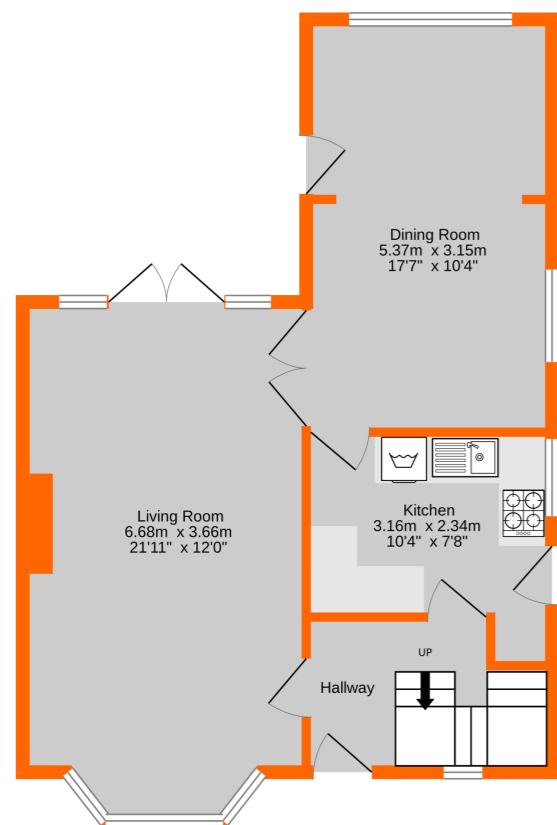




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

1st Floor



TOTAL FLOOR AREA : 114.5 sq.m. (1232 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

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

13 Hayes Hill Road, Hayes, Bromley, Kent BR2 7HH
Chain Free £725,000 Freehold

- Three Double Bedroom Detached Home.
- 0.3 Mile Hayes Station.
- White Suite Bathroom.
- Some Modernisation Required.
- Convenient For Number Local Schools.
- Two Good Size Reception Rooms.
- Kitchen with Oven & Hob.
- Attractive 77' x 35' Rear Garden.

13 Hayes Hill Road, Hayes, Bromley, Kent BR2 7HH

Chain Free, three double bedroom detached family home, in a convenient location for a number of sought after local schools, including Pickhurst and Hawes Down Infant and Juniors, Hayes Primary and Hayes Secondary schools. About 0.3 of a mile from a range of shops and Hayes station in Station Approach. Delightful 21' 11" double aspect living room and separate 17' 7" dining room, both having access to the attractive rear garden. Kitchen with wooden fronted fitted units, a built in gas double oven and Neff four ring gas hob. A purchaser might want to create a larger kitchen/breakfast room utilising the kitchen and dining room. The bathroom has a bath with an Aqualisa Aquastream shower to one end, a low level wc and pedestal wash basin and there is a separate white wc off the landing. The 77' x 35' rear garden has a crazy paved terrace to the rear of the living room, with a covered loggia, a further paved terrace to the rear of the garden, a shaped lawn and various established shrub borders. There is a garage to one corner of the rear garden and parking to the front for two cars. Extension potential subject to the necessary planning consents and some modernisation required.

Location

Hayes Hill Road runs between Pickhurst Lane and Tiepigs Lane. Local schools include the sought after Hayes Secondary school off West Common Road, Hayes Primary off George Lane, Pickhurst and Hawes Down Infant and Junior schools. Hayes station and a range of shops in Station Approach are about 0.3 of a mile away. Bus services pass along Pickhurst Lane. Bromley High Street is about 2 miles away, with a range of amenities including The Glades shopping centre and Bromley South station with fast (about 18 minutes) and frequent services to London.



Ground Floor

Entrance

Via covered porch with light and part glazed front door to:

Hallway

2.26m x 1.99m (7' 5" x 6' 6") Double radiator, picture rail, round window to front over staircase, doors to kitchen and to:

Living Room

6.68m into bay x 3.66m (21' 11" x 12' 0") Double glazed front leaded light bay window, three radiators, coving, brick fireplace with a quarry tiled hearth, double glazed double doors and windows to rear, glazed double doors to:

Dining Room

5.37m x 3.15m (17' 7" x 10' 4") Double glazed door to garden, double glazed rear window, radiator, coving, door to:

Kitchen

3.16m x 2.34m plus recess (10' 4" x 7' 8") Appointed with wooden fronted fitted wall and base units and drawers, marble effect laminate work surfaces, white sink and drainer with a chrome mixer tap, built in gas double oven and Neff four ring gas hob, plumbing/space for washing machine, recess for dishwasher, double glazed side window and part double glazed side door, tiled walls, ceiling spotlights

First Floor

Landing

5.27m x 1.59m reducing to 0.89m (2' 11") (17' 3" x 5' 3") Double glazed side window over turned staircase, double glazed leaded light front window, picture rail, coving, double wardrobe with double cupboard above having sliding doors, access to loft

Bedroom 1

4.52m into bay x 3.68m (14' 10" x 12' 1") Double glazed leaded light front bay window, coving, picture rail, radiator, wash basin with a double cupboard beneath

Bedroom 2

3.65m x 3.56m (12' 0" x 11' 8") Double glazed rear window, radiator, coving

Bedroom 3

4.65m x 3.21m reducing to 3.10m (10' 2") (15' 3" x 10' 6") Double glazed rear window, double radiator, wall mounted Worcester boiler to recess

Bathroom

2.17m x 1.74m (7' 1" x 5' 9") Double glazed side window, white suite of Caronite bath with an Aqualisa Aquastream shower over to one end, low level w.c. and pedestal wash basin, chrome towel rail, tiled walls, two ceiling spotlights, airing cupboard housing the hot water tank with cupboard above

Separate w.c.

1.49m x 0.85m (4' 11" x 2' 9") Double glazed side window, white low level w.c.

Outside

Rear Garden

23.71m x 10.62m (77' x 35') Crazy paved terrace to rear of the living room, covered loggia, shaped lawn, shrub borders, brick pavior seating area, paved terrace to rear of garden, pebble area with shrubs, cupboard housing the gas and electric meters, side access gate, outside tap and power points, crazy paved drive leading to the garage

Garage

5.37m x 2.45m (17' 7" x 8' 0") Up and over door, side windows

Front Garden

Crazy paved driveway for two cars, lawn, shrub borders

Council Tax

London Borough Of Bromley - Band G