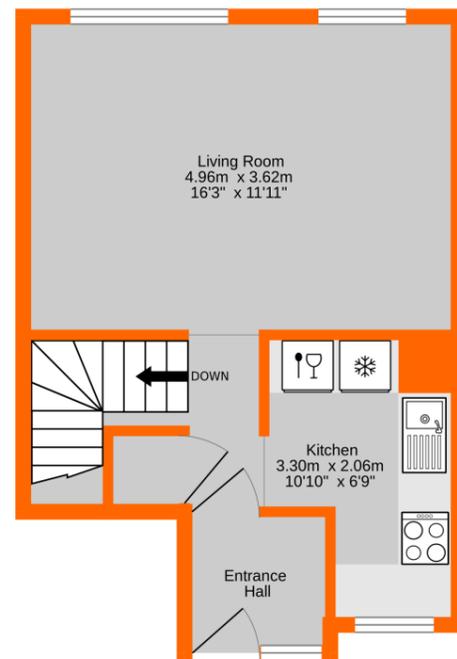
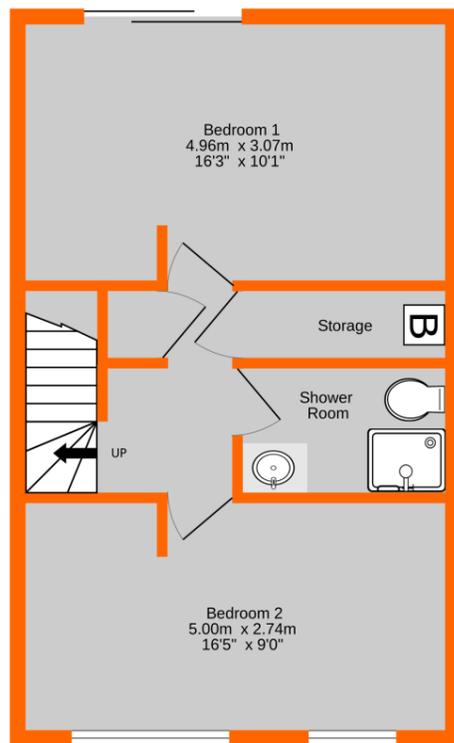


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	76
		EU Directive 2002/91/EC	

Lower Floor
40.7 sq.m. (438 sq.ft.) approx.

Upper Floor
32.3 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA : 73.0 sq.m. (785 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2025

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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 For further details please visit our website - www.proctors.london



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

64 Hayesford Park Drive, Bromley, Kent BR2 9DB £375,000 Share of Freehold

- Split Level Purpose Built Flat.
- Garage En Bloc.
- Kitchen With White Gloss Units.
- UPVC Double Glazing.
- Two Double Bedrooms.
- White Suite Shower Room.
- Private Courtyard Garden.
- Centrally Heated Via Worcester Bosch Boiler.

64 Hayesford Park Drive, Bromley, Kent BR2 9DB

Splendid two double bedroom split level ground and first floor end of terrace purpose built flat, being part of this popular development and having it's own attractive courtyard style garden. This property has its own front door which leads to a small vestibule with coat racks and radiator and which leads to the kitchen which has white gloss units with laminate work surfaces, a stainless steel sink and drainer with chrome mixer tap and there is space for a freestanding cooker, washing machine, upright fridge/freezer and slimline dishwasher. The spacious living/dining room has two double glazed windows overlooking the communal grounds to the front and has steps down to the two double bedrooms, the main having double glazed sliding doors which lead directly to the garden. There is a shower room with shower enclosure, concealed cistern low level w.c, sink with two door cupboard beneath and heated towel rail. The courtyard garden has a paved terrace with walls to three sides and a wooden door to the front and there is a garage en bloc making this this two bedroom flat a very attractive proposition for a range of buyers.

Location

Hayesford Park Drive runs between Cameron Road and Barnhill Avenue. Bromley High Street is about 0.5 of a mile away with The Glades Shopping Centre and Bromley South station, with fast (about 18 minutes) and frequent services to London Victoria. Local schools include Ravensbourne Secondary, St Marks Primary and Pickhurst Infant and Junior schools. There are local shops in the precinct of Letchworth Drive and also on the corner of Westmoreland Road and Pickhurst Lane. Bus services pass along Cameron Road. Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



Ground Floor

Communal Entrance

Stairs or walkway to first floor

First Floor

Hallway

1.65m x 1.58m (5' 5" x 5' 2") Double radiator, coat hooks

Kitchen

3.29m x 2.08m (10' 10" x 6' 10") Small window to front, gloss white units and drawers with laminate work surface over, stainless steel sink with drainer and chrome mixer tap, space/plumbing for freestanding cooker, washing machine, slimline dishwasher and upright fridge/freezer, part tiled walls, vinyl flooring

Living/Dining Room

5.63m x 4.96m (18' 6" x 16' 3") Two double glazed windows to front, double radiator, electric fire (not working) with stone surround and hearth, wooden floors, stairs down to:

Ground Floor

Small Hallway

Deep storage cupboard housing the Worcester Bosch combination boiler and airing cupboard with shelves

Shower Room

2.49m x 1.39m (8' 2" x 4' 7") Shower with chrome shower head and separate attachment, concealed cistern low level w.c., heated towel rail, sink with chrome mixer tap and two door cupboard beneath, Aqua panelled walls and vinyl flooring

Bedroom 1

4.97m x 3.06m (16' 4" x 10' 0") Double glazed sliding doors to courtyard garden, double radiator

Bedroom 2

5.02m x 2.74m (16' 6" x 9' 0") Two double glazed windows to rear, two double radiators

Outside

Own Garden

5.89m x 5.10m (19' 4" x 16' 9") Paved terrace with wooden door to front, timber raised beds, walled to three sides

Garage en bloc

5.13m x 2.51m (16' 10" x 8' 3")

Additional Information

Lease

Share of Freehold - 999 years from December 1999 - To Be Confirmed

Maintenance

£1140.00 Per Annum - To Be Confirmed

Agent's Note

Details of lease, maintenance etc. should be checked with your legal representative prior to exchange of contracts.

Council Tax

London Borough of Bromley - Band C. For the current rate visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage