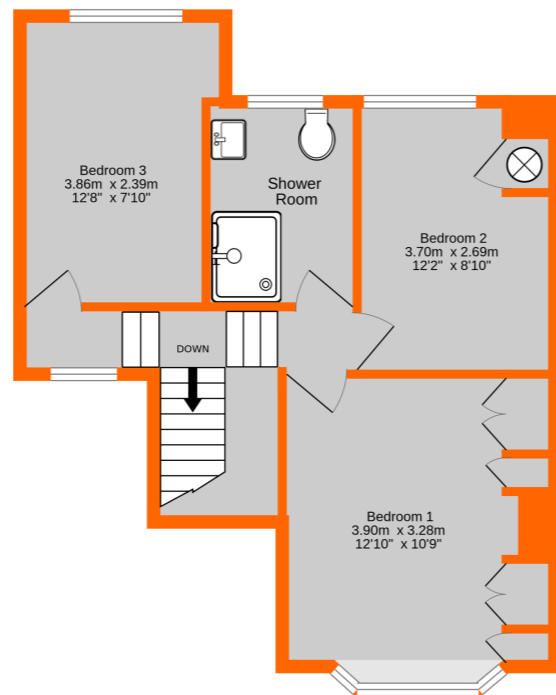
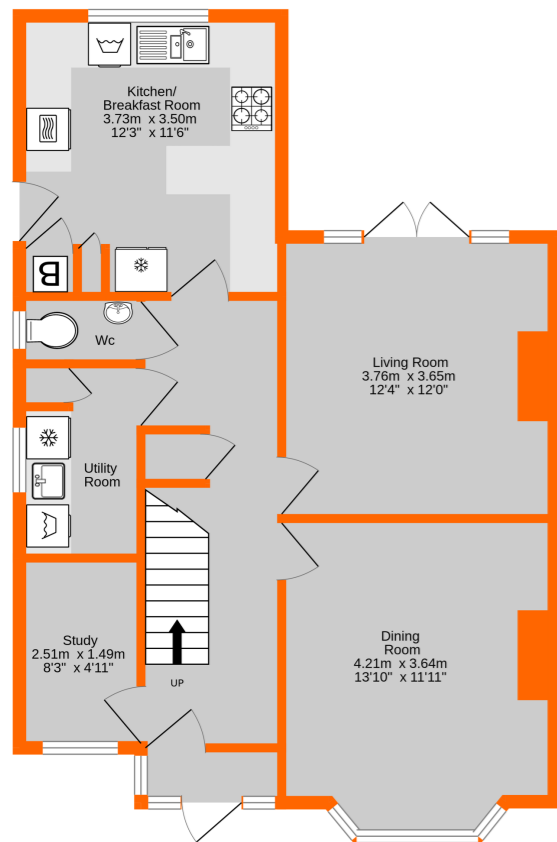


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor  
63.0 sq.m. (678 sq.ft.) approx.

1st Floor  
46.6 sq.m. (502 sq.ft.) approx.



TOTAL FLOOR AREA : 109.6 sq.m. (1179 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**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

## 8 Northbourne, Hayes, Bromley, Kent BR2 7ND £735,000 Freehold

- Extended Three Bedroom Semi Detached.
- Attractive 98' Southerly Facing Garden.
- Study & Utility Room.
- Convenient Hayes & Pickhurst Schools.
- Two Reception Rooms With Gas Fires.
- Re-appointed Kitchen/Breakfast Room.
- White Cloakroom & Shower Room.
- About 0.7 Mile Hayes Station.

## 8 Northbourne, Hayes, Bromley, Kent BR2 7ND

Beautifully presented and extended three bedroom semi detached house, in a convenient location for the sought after Hayes Primary and Secondary and Pickhurst Infant and Junior schools and about 0.7 of a mile from Hayes station. Dining room with a coal effect gas fire in a cast iron fireplace and living room with a remote-controlled gas fire, in a Limestone fire surround. Study, utility room and white suite cloakroom off the hallway. 12' 3" x 11' 6" kitchen/breakfast room reappointed with navy blue fitted units and drawers, a breakfast bar and various integrated appliances. Main bedroom with fitted wardrobes and a cast iron fireplace. Beautifully re-appointed shower room with a tiled shower having a chrome shower and hand shower. Gas fired heating with radiators and double glazing. Brick pavior hardstanding to the front for two cars. Attractive 98' southerly facing garden with a paved terrace, laid mainly to lawn, with established shrub/flower borders, fruit trees and a timber gazebo.

### Location

Northbourne runs between Bourne Vale and Kechill Gardens. Bus services pass along Bourne Vale and Hayes Lane (Bromley), with routes to Bromley High Street 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 0.7 of a mile away. Local schools include the sought after Hayes Primary School off George Lane, Hayes Secondary School off Baston Road and Pickhurst Infant and Junior schools off Pickhurst Lane. Norman Park can be accessed off Hayes Lane (Bromley) at the junction with Mead Way. Pickhurst Recreation Ground and Cupola Wood can be accessed off Heath Rise.



### Ground Floor

#### Entrance

Via enclosed porch with part double glazed leaded light door and double glazed leaded light windows and part double glazed front door to:

#### Hallway

6.08m x 1.72m increasing to 1.88m (6' 2") (19' 11" x 5' 8") Double radiator, picture rail, two under stairs storage cupboards, one with a light housing the electric meter and consumer unit

#### Dining Room

4.21m into bay x 3.64m into alcoves (13' 10" x 11' 11") Double glazed leaded light front bay window, coving, radiator, coal effect gas fire in a cast iron fireplace with tiled slips, a slate hearth and white painted fire surround

#### Living Room

3.76m x 3.65m (12' 4" x 12' 0") Double glazed doors and windows to rear, coving, remote controlled coal effect gas fire in a limestone fire surround, radiator

#### Study

2.51m x 1.49m (8' 3" x 4' 11") Double glazed leaded light front window, radiator, coving, laminate worktop, three drawers, base cupboard and shelving

#### Utility Room

2.56m x 1.47m (8' 5" x 4' 10") Double glazed side window, laminate worksurface, tall storage unit, stainless steel sink with base unit beneath, plumbing/space for washing machine, space above for tumble dryer, radiator, tiled walls and floor, coving, space for freezer beneath worksurface

#### Cloakroom

1.48m x 0.75m (4' 10" x 2' 6") Double glazed side window, white low level w.c. and wash basin with a chrome mixer tap, coving, tiled walls and floor, chrome ladder style radiator

#### Kitchen/Breakfast Room

3.73m x 3.50m (12' 3" x 11' 6") Re-appointed with navy coloured wall and base units and drawers, laminate work surfaces and breakfast bar, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, Stoves four ring stainless steel gas hob with a stainless steel/glass extractor unit above and electric Bosch double oven, double radiator, double glazed rear window, wall tiling between work surface and wall units, tiled floor, space for American style fridge/freezer, tall double cupboard housing the Vaillant boiler, built in Bosch dishwasher, coving, part double glazed side stable door, pull out larder unit

### First Floor

#### Split Landing

Double glazed leaded light front window, access to loft, double radiator

#### Bedroom 1

3.90m x 3.28m to chimney breast (12' 10" x 10' 9") Double glazed leaded light front bay window, radiator, picture rail, coving, two double and two single white fitted wardrobes, cast iron fireplace

#### Bedroom 2

3.70m x 2.69m (12' 2" x 8' 10") Double glazed rear window, coving, radiator, cupboard housing the hot water tank

#### Shower Room

2.65m x 1.90m (8' 8" x 6' 3") Double glazed rear window, white suite of low level w.c. and wash basin with a chrome mixer tap having two drawers beneath, tiled shower with a glass screen, chrome shower and hand shower and white shower tray, radiator, white ladder style radiator, tiled floor, ceiling downlights, tiled walls

#### Bedroom 3

3.86m x 2.39m (12' 8" x 7' 10") Double glazed rear window, radiator, coving

### Outside

#### Rear Garden

30m x 8.50m increasing to 9m (29') (98' x 28') Brick pavior side access with gate to front, paved terrace to rear of house, outside tap, laid mainly to lawn, established shrub/flower borders, a pear tree, timber gazebo, potting shed and timber shed

#### Front Garden

Brick pavior drive for two cars, shrub borders

### Additional Information

#### Council Tax

London borough of Bromley – Band E. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](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)