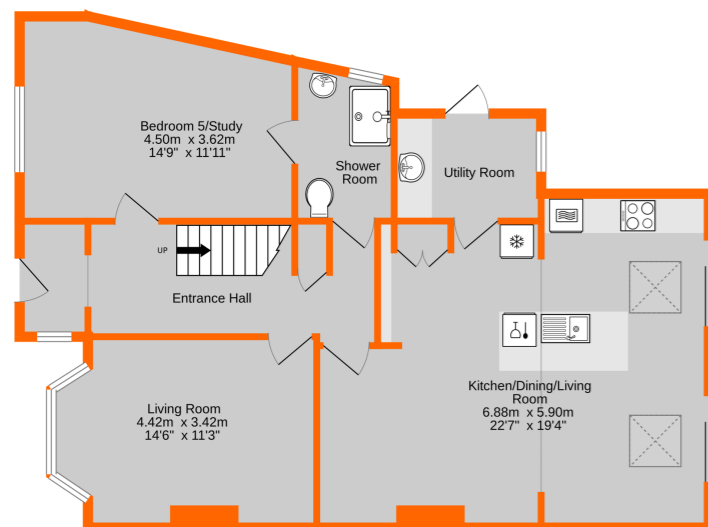


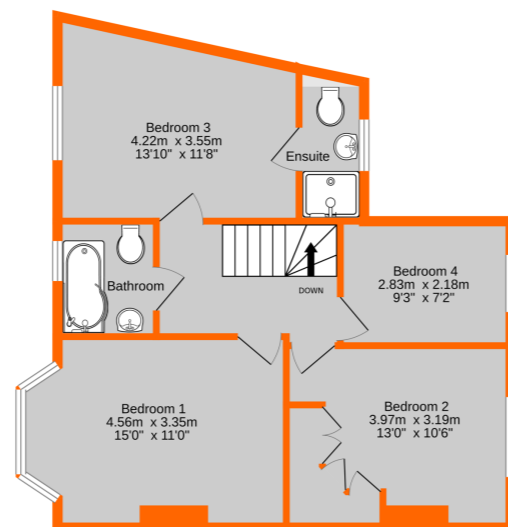
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor  
88.1 sq.m. (949 sq.ft.) approx.



First Floor  
59.4 sq.m. (640 sq.ft.) approx.



TOTAL FLOOR AREA : 147.5 sq.m. (1588 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

6 Crest Road, Hayes, Bromley, Kent BR2 7JA

**£840,000 Freehold**

- Extended Four/Five Bedroom Semi.
- Bedroom 5 With Wet Room.
- White Bathroom & En Suite Shower Room.
- Convenient Number Local Schools.
- Superb Kitchen/Dining/Sitting Room.
- Separate Living Room.
- 50' Garden & Parking 2 Cars.
- 0.5 Mile Hayes Station.

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.  
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 6 Crest Road, Hayes, Bromley, Kent BR2 7JA

Superb double fronted, extended four/five bedroom semi detached family home, in this sought after road and in a convenient location for a number of popular local schools, including Hayes Secondary and Pickhurst Infant and Juniors. Hayes station and shops in Station Approach are about 0.5 of a mile away. Generous open plan and extended 22' 7" x 19' 4" (max) kitchen/dining/sitting room with two sets of double glazed doors leading to the garden. Kitchen appointed with cream and cappuccino coloured fitted units, an island unit and various kitchen appliances. Off the hallway are the ground floor bedroom/study/playroom, the en-suite wet room and the delightful living room. There is a utility room off the kitchen. Bedroom two has fitted wardrobes, bedroom three has a white en suite shower room and the white suite family bathroom has a shaped shower/bath. Gas fired heating with radiators and double glazing. The 50' rear garden has a timber decked terrace, lawn area, shrub borders and a summer house. There is parking to the front for two cars.

### Location

Crest Road is off Pickhurst Lane. Local schools include Pickhurst and Hawes Down Infant and Juniors, Hayes Secondary and Hayes Primary. Hayes Station and shops in Station Approach are about 0.5 of a mile away. There are local shops at the junction of Pickhurst Lane and Westmoreland Road. Bus services pass along Pickhurst Lane. Bromley High Street is about 1.7 miles away, with The Glades shopping centre and Bromley South station with fast (about 18 minutes) and frequent services to London.



### Ground Floor

#### Entrance

Via part glazed front door to outer hall 1.69m x 1.25m (5' 7" x 4' 1") radiator, coving, ceiling downlights, double glazed side window, doorway to:

#### Hallway

4.91m x 1.91m (16' 1" x 6' 3") Radiator, coving, understairs cupboard housing the gas and electric meters and consumer unit

#### Kitchen/Dining/Sitting Room

6.88m x 5.90m reducing to 3.19m into alcove (10' 6") (22' 7" x 19' 4") Two sets of sliding double glazed doors to garden, two double glazed rear Velux windows, cornice, Kamdean wood effect flooring, pebble effect gas fire in a raised recess, upright radiator, double radiator, ceiling downlights, granite effect laminate desk with a double wall mounted cupboard above. Kitchen appointed with a range of cream and cappuccino coloured fitted wall and base units and drawers, granite effect laminate work surface, granite effect 1 1/2 sink with a chrome mixer tap to island unit with a built in Bosch dishwasher, integrated tall Bosch fridge, tall shelved and tall corner unit, integrated Bosch electric oven and Bosch microwave, bin unit, Bosch ceramic hob with a Bosch stainless steel extractor unit above, door to:

#### Utility Room

2.39m x 1.41m (7' 10" x 4' 8") Part double glazed side door, double glazed rear window, base and wall cupboards, laminate work surface, stainless steel round sink with a chrome mixer tap, space for oven, built in under counter freezer, plumbing/space for washing machine, white splashback tiling, ceiling downlights, wall mounted Baxi boiler

#### Bedroom 5/Study

4.5m x 2.79m increasing to 3.62m (11' 11") (14' 9" x 9' 2") Double glazed front window, coving, ceiling downlights, double radiator, door to wet room

#### Ground Floor Wet Room

2.67m reducing to 2.09m (6' 10") x 1.93m (8' 9" x 6' 4") Double glazed side window, white pedestal wash basin and low level w.c., white ladder style radiator, chrome wall mounted shower, coving, ceiling downlights, tiled walls

#### Living Room

4.42m into bay x 3.42m into alcoves (14' 6" x 11' 3") Leaded light front bay window, cornice, double radiator, pebble effect gas fire in a raised brick recess

### First Floor

#### Landing

3.13m x 2.03m including staircase (10' 3" x 6' 8") Access to loft via a wooden ladder, coving

#### Bedroom 1

4.56m x 3.35m into alcoves (15' 0" x 11' 0") Double glazed leaded light front bay window, double radiator, coving

#### Bedroom 2

3.97m x 3.19m into alcoves (13' 0" x 10' 6") Double glazed rear window, radiator, coving, double wood effect fitted wardrobe, wood effect shelved cupboard and wood effect corner wardrobe housing the hot water tank

#### Bedroom 3

4.22m x 3.55m reducing to 2.47m (8' 1") (13' 10" x 11' 8") Double glazed leaded light front window, double radiator, door to:

#### En Suite Shower Room

2.22m x 0.91m (7' 3" x 3' 0") Double glazed rear window, tiled shower with a folding/sliding door, chrome shower and hand shower and a white shower tray, white low level w.c. and wash basin with a chrome mixer tap having a cupboard beneath, extractor fan, tiled floor

#### Bedroom 4

2.83m x 2.18m (9' 3" x 7' 2") Double glazed rear window, radiator, coving, dado rail

#### Bathroom

2.04m x 1.64m (6' 8" x 5' 5") Double glazed leaded light front window, shaped shower/bath with a chrome mixer tap/wall mounted shower, low level w.c. and round wash basin on a granite top with two drawers beneath, coving, tiled floor, radiator, extractor fan, part tiled walls with three quarter height tiled walls to two sides of the bath

### Outside

#### Rear Garden

15.26m x 7.75m reducing to 4.64m (15') (50' x 25') Timber decked terrace to rear of house, side access with gate to front, outside tap, ramp from decked terrace to lawn area, shrub/flower borders, timber summer house to rear of garden

#### Front Garden

Brick pavior hard standing for two cars, shrub and flower borders

### Additional Information

#### Council Tax

London Borough of Bromley - Band F