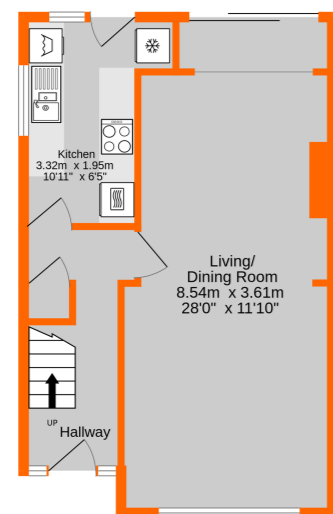
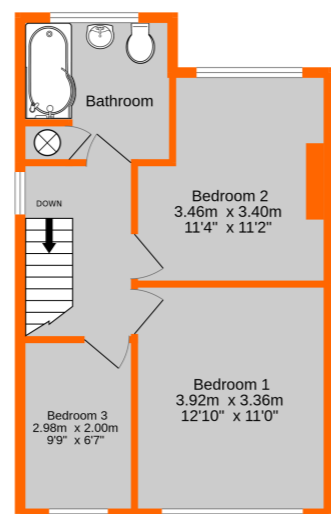
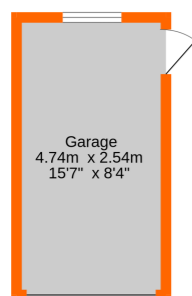


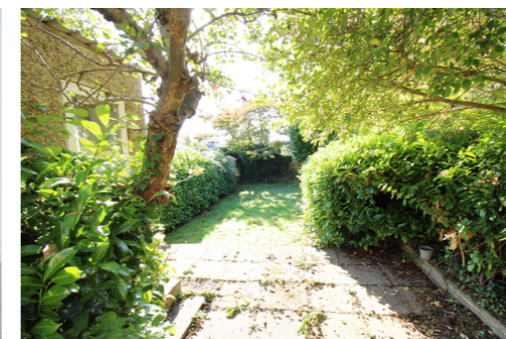
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		79
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	39	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
42.8 sq.m. (461 sq.ft.) approx.

1st Floor  
41.6 sq.m. (447 sq.ft.) approx.



Garage Sq.M Not Included in Total Approx. Floor Area  
**TOTAL FLOOR AREA : 84.4 sq.m. (908 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

## 32 Mounthurst Road, Hayes, Bromley, Kent BR2 7QN

### Chain Free £580,000 Freehold

- Three Bedroom Detached House.
- Kitchen with AEG Oven & Hob.
- 82' Southerly Facing Garden.
- Convenient Number Local Schools.
- 28' Through Reception Room.
- White Suite Bathroom.
- 0.7 Mile Hayes Station.
- Garage & Parking One Car.

**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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## 32 Mounthurst Road, Hayes, Bromley, Kent BR2 7QN

CHAIN FREE three bedroom detached house, being the ONLY DETACHED property in the road, in a CONVENIENT LOCATION for a number of SOUGHT AFTER SCHOOLS, including HAYES Secondary and Primary and PICKHURST Infant and Junior schools. The property is also about 0.7 of a mile from Hayes station and a range of shops in Station Approach. Off the hallway is the through 28' double aspect reception room, which has a double glazed patio door to the garden. The kitchen is re-appointed with a range of white fitted wall and base units and drawers, an AEG ceramic hob and double oven. The bathroom is appointed with a white suite and has a shaped shower/bath, with a wall mounted shower over to one end. Double glazing and gas fired heating with radiators. The 82' rear garden has a paved terrace on three levels to the rear of the house, a lawn area, laurel hedges and a delightful Acer to the rear of the garden. The garage is approached via a shared driveway and there is brick pavior hardstanding to the front for one car.

### Location

Mounthurst Road runs between Pickhurst Mead and Bourne Vale. Local schools include the sought after Pickhurst Infant and Junior schools, Hayes Secondary school off Baston Road and Hayes Primary school off George Lane. Shops and Hayes Station in Station Approach are about 0.7 of a mile away and there are further shops in Hayes Street. Bus services pass along Mounthurst Road with routes to Bromley High Street, which is about 1.6 miles away and offers a range of amenities including The Glades Shopping Centre, The Churchill Theatre and Bromley South Station with fast (about 18 minutes) and frequent services to London.



### Ground Floor

#### Entrance

Via covered porch with light, quarry tiled floor and part glazed front door to:

#### Hallway

4.17m x 1.67m (13' 8" x 5' 6") Radiator, front windows, coving, understairs cupboard housing gas and electric meters and consumer unit

#### Living/Dining Room

8.54m x 3.61m reducing to 3.32m (10' 11" (28' 0" x 11' 10") Double glazed front window, two double radiators, coving, pebble effect gas fire (not tested) in a raised recess, double glazed sliding patio door to garden

#### Kitchen

3.32m x 1.95m plus recess for fridge/freezer (10' 11" x 6' 5") Part double glazed rear door, double glazed side and rear windows, white fitted wall and base units and drawers, wall unit housing Potterton Profile boiler, white ceramic 1 1/2 sink and drainer with a chrome mixer tap, AEG ceramic hob with an AEG stainless steel extractor canopy above, AEG double oven, granite effect work surfaces, space for fridge/freezer, plumbing/space for washing machine, ceiling downlights

### First Floor

#### Landing

Double glazed side window, coving, access to loft via aluminium ladder, insulation and some boarding

#### Bedroom 1

3.92m x 3.36m (12' 10" x 11' 0") Double glazed front window, double radiator, coving

#### Bedroom 2

3.46m x 3.40m into alcoves reducing to 2.94m (9' 8") (11' 4" x 11' 2") Double glazed rear window, radiator, coving

#### Bedroom 3

2.98m x 2m (9' 9" x 6' 7") Double glazed front window, radiator, coving

#### Bathroom

2.38m x 2.35m (7' 10" x 7' 9") White suite of shaped shower/bath with a chrome shower control and wall mounted shower over, shower screen, white low level w.c., white wash basin with a chrome mixer tap and white double cupboard beneath, double glazed rear window, chrome ladder style towel rail, tiled walls and floor, airing cupboard with two doors housing hot water tank, ceiling downlights

### Outside

#### Rear Garden

25.20m x 7m (82' x 23') Paved terrace on three levels, outside tap, side access gate to shared driveway, lawn area, Acer to rear of garden, Laurel hedges, timber shed

#### Garage

4.74m x 2.54m (15' 7" x 8' 4") Rear window, part double glazed side door, up and over door, approached via crazy paved shared driveway

#### Front Garden

Brick pavior parking for one car to front, paved path, shrub border

### Additional Information

#### Agents Note

The vendors have recently (August 2024) had damp works carried out to some of the walls to the reception room and hallway and have a twenty year guarantee.

#### Council Tax

London Borough of Bromley - Band F