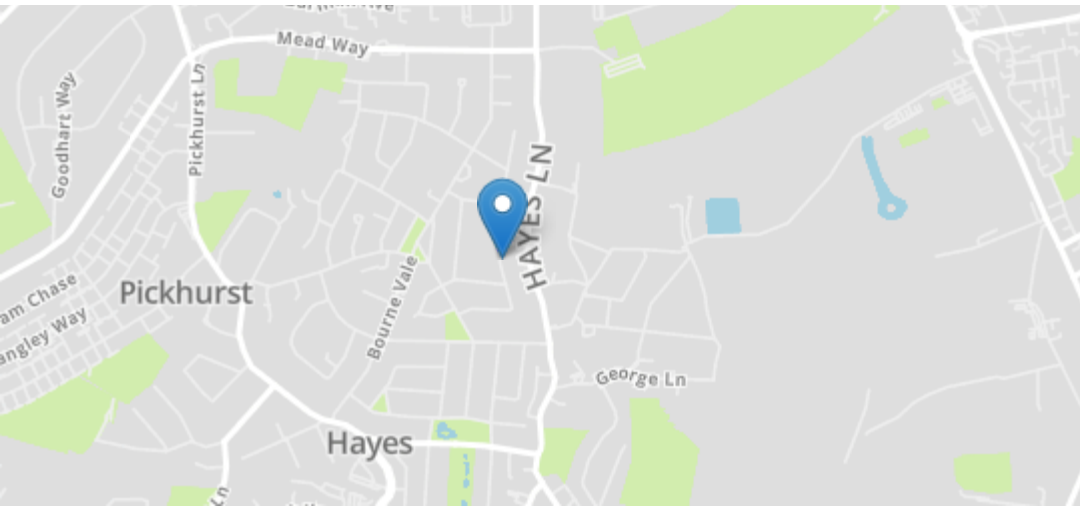




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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

62 Kechill Gardens, Hayes, Bromley, Kent BR2 7NG

Guide Price £620,000 Freehold

- Three Bedroom Semi Detached.
- Conservatory & White Suite Cloakroom.
- 57' x 27' Rear Garden.
- 0.7 Mile Hayes Station.
- Two Reception Rooms.
- White Bathroom With Roll Top Bath.
- In & Out Driveway & Garage.
- Walking Distance Hayes Schools.

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 fee 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



62 Kechill Gardens, Hayes, Bromley, Kent BR2 7NG

Three bedroom semi detached house, on a wider than average plot, with an in and out driveway and having great extension potential, subject to the necessary planning consents. Walking distance sought after Hayes Primary and Secondary schools and about 0.7 of a mile from Hayes station. Two reception rooms both having a handsome cast iron fireplace. Double glazed conservatory and white suite cloakroom. Kitchen appointed with cream fronted units and drawers and various integrated appliances. Second bedroom with a fitted double wardrobe and high level cupboards above the bed recess. White suite bathroom with a roll top style bath on claw and ball feet, with a shower over to one end. Gas fired heating with radiators and double glazing. 57' rear garden with a crazy paved terrace, lawn area and raised timber decked terrace. Detached garage to side of the house. A purchaser will want to carry out some modernisation. Our client informs us planning permission was granted in November 2024 for a two storey side and part one/two storey rear extension.

Location

This property is in the section of Kechill Gardens between Club Gardens Road and Southbourne. Local schools include the sought after Hayes Secondary and Primary schools. Hayes station and shops in Station Approach are about 0.7 of a mile away. There are further shops and The George Pub in Hayes Street. Bus services pass along Hayes Lane (Bromley) with routes to Bromley High Street, about 1.4 miles away, with The Glades shopping centre and Bromley South station with fast (about 18 minutes) and frequent services to London. Norman Park is accessed at the junction of Mead Way and Hayes Lane (Bromley).



Ground Floor

Entrance

Via covered porch and part glazed front door to:

Hallway

3.87m x 2.15m (12' 8" x 7' 1") Double radiator, engineered oak flooring, double glazed side window, under stairs cupboard housing gas and electric meters and consumer unit, coving, plate/picture rail

Cloakroom

1.25m x 0.75m (4' 1" x 2' 6") White concealed cistern low level w.c. and wash basin, double glazed side window, wall mounted Vaillant boiler, ceiling downlight, tiled floor

Living Room

4.20m into bay x 3.81m into alcoves (13' 9" x 12' 6") Double glazed leaded light front bay window with a bench seat with storage beneath, radiator, coving, picture rail, cast iron fireplace with tiled slips, glazed doors to:

Dining Room

3.72m x 3.81m into alcoves (12' 2" x 12' 6") cast iron fireplace, coving, picture rail, double radiator, double glazed doors and windows to:

Conservatory

3.03m x 2.78m (9' 11" x 9' 1") Double glazed windows to three sides and doors to garden, three double radiators, tiled floor

Kitchen

2.59m x 2.15m (8' 6" x 7' 1") Cream fronted units and drawers, wood strip effect work surface, window to rear, stainless steel sink and drainer with a chrome mixer tap, stainless steel gas hob with a stainless steel extractor canopy above and stainless steel splash back, stainless steel electric oven, Lamona slimline dish washer, brushed steel ceiling downlights, tiled floor

First Floor

Landing

Double glazed side bay window with a deep sill, coving, picture rail, access to loft with light and insulation

Bedroom 1

3.84m x 3.84m into alcoves (12' 7" x 12' 7") Double glazed leaded light front window, radiator, coving, picture rail

Bedroom 2

3.74m x 2.76m (12' 3" x 9' 1") Double glazed rear window, radiator, coving, dado rail, double fitted wardrobe, shelving, two double high level cupboards above the bed recess

Bedroom 3

2.71m x 2.16m (8' 11" x 7' 1") Double glazed leaded light front oriel bay window with a deep sill, coving, picture rail, radiator, shelved storage cupboard above staircase, ceiling downlights

Bathroom

2.78m x 1.70m (9' 1" x 5' 7") Double glazed rear window, tiled floor, white high flush w.c., pedestal wash basin and roll top style bath on claw and ball feet with a shower over to one end, column style radiator/towel rail, two walls part tiled, tiled walls to two sides of the bath and behind the w.c., ceiling downlights

Outside

Rear Garden

17.58m x 8.40m (57' x 27") Outside tap, crazy paved terrace, lawn, apple tree, raised timber decked terrace to the rear of the garden, Bamboo, brick built barbeque, pebble side access with gate to front between the house and the garage

Garage

5.03m x 2.33m (16' 6" x 7' 8") Two windows to rear, side window, light, power points, double doors to front, door to garden

Front Garden

Crazy paved in and out driveway

Additional Information

Council Tax

London Borough of Bromley - Band E. 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