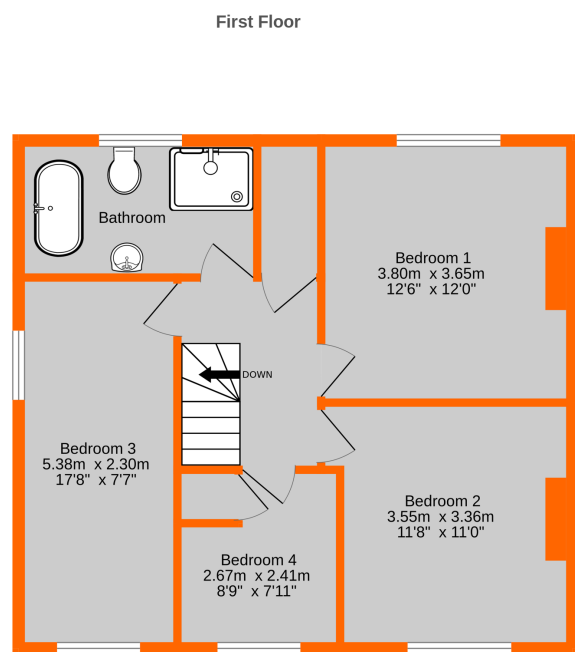
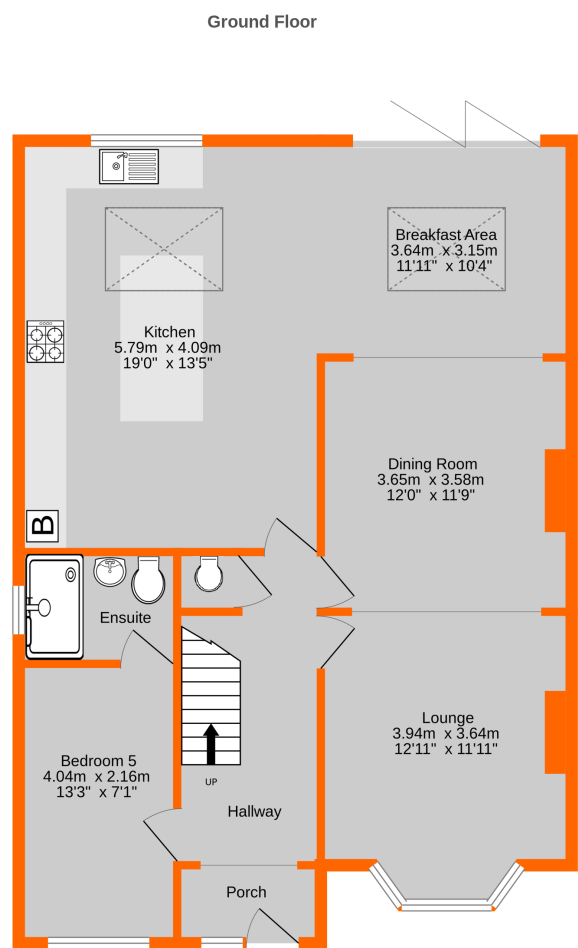


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 138.9 sq.m. (1495 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

## 110 Kechill Gardens, Hayes, Bromley, Kent BR2 7NB

### £875,000 Freehold

- Five Bedroom Semi Detached.
- Bathroom & Shower Room.
- Ideal For A Selection Of Schools.
- Close To Hayes Station.
- Beautifully Presented & Extended.
- Open Plan Living.
- Off Road Parking For 2 Vehicles.
- Rear Garden 70ft x 32ft.

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)





## 110 Kechill Gardens, Hayes, Bromley, Kent BR2 7NB

Beautifully extended five bedroom semi detached family home, having a superb 25ft extended kitchen/breakfast room and situated within walking distance of Hayes Primary and Hayes Secondary schools. The Kitchen is appointed with high gloss fitted units, granite work surfaces and various integrated kitchen appliances. Two reception rooms, bedroom five and en suite white suite shower room to the ground floor. To the first floor there are four bedrooms, some with fitted wardrobes. Family bathroom with ceramic egg shape double ended bath and shower enclosure. Gas fired heating with radiators and double glazing. Attractive 70' x 32' rear garden with a paved terrace central lawn, and further decked terrace with timber shed to the rear. Driveway providing off street parking for two cars.

### Location

Kechill Gardens is off Bourne Vale and Oakmead Avenue. Local schools include the sought after Hayes Primary, Pickhurst Infant and Juniors and Hayes Secondary school. Hayes station and shops in Station Approach are about 0.6 of a mile away. There are further shops in Hayes Street. Bus services pass along Hayes Lane (Bromley) and Bourne Vale, with routes to Bromley South Station and High Street, which are about 1.3 miles away. Norman Park and its trackside cafe are a short walk away.



### Ground Floor

#### Entrance Hall

5.57m x 1.69m (18' 3" x 5' 7") Glazed UPVC door and leaded light side window, radiator, laminate wood flooring, understairs storage cupboard, meter cupboard

#### Cloakroom

Low level w.c. with integrated wash basin, chrome mixer tap, flooring as laid

#### Living Room

3.94m x 3.64m (12' 11" x 11' 11") Double glazed leaded light window to front, radiator, feature fireplace with wooden surround, coved cornice, laminate wood flooring, open to:

#### Dining Room

3.65m x 3.58m (12' 0" x 11' 9") Coved cornice, feature fireplace with real flame gas fire, marble hearth and wooden surround, opening to:

#### Kitchen/Breakfast Room

3.64m x 3.15m (11' 11" x 10' 4") and 5.79m x 4.09m (19' 0" x 13' 5") Double glazed bi folding doors to garden, double glazed window to rear, Velux roof lights, upright column radiator, range of fitted high gloss handle-less wall and base units, drawer units, built in stainless steel electric oven, stainless steel microwave, space for American style fridge/freezer, induction hob, stainless steel extractor hood, inset stainless steel sink with chrome mixer tap, large central island with additional drawers under, breakfast bar, integrated wine rack, granite work surfaces, tiled flooring, underfloor heating, recessed spot lights, island pendant lighting, wall mounted boiler in concealed cupboard, wall mounted combination boiler, extractor fan

#### Bedroom 5

4.04m x 2.16m (13' 3" x 7' 1") Double glazed leaded light window to front, coved cornice, laminate wood flooring, radiator, door:

#### En Suite Shower Room

2.12m x 1.39m (6' 11" x 4' 7") Double glazed window to side, full width shower enclosure with chrome shower, low level w.c., wash hand basin, tiled walls, tiled flooring, chrome heated towel rail, extractor fan

### First Floor

#### Landing

Access to loft with pull down ladder, large walk-in storage cupboard

#### Bedroom 1

3.80m x 3.65m (12' 6" x 12' 0") Double glazed window to rear, built in wardrobes with mirror doors to one wall with hanging and storage space, radiator, coved cornice

#### Bedroom 2

3.55m x 3.36m (11' 8" x 11' 0") Double glazed leaded light window to front, coved cornice, radiator, picture rail

#### Bedroom 3

5.38m x 2.3m (17' 8" x 7' 7") Double glazed leaded light window to front and side, radiator, coved cornice

#### Bedroom 4

2.67m x 2.41m (8' 9" x 7' 11") Double glazed window to front, radiator, built in storage cupboard, picture rail, laminate wood flooring

#### Bathroom

3.28m x 1.76m (10' 9" x 5' 9") Double glazed leaded light window to rear, double ended bath with free standing chrome mixer taps, low level w.c. with push flush, corner shower cubicle, double wash basin with chrome mixer tap, chrome heated towel rail, spot lights, tiled walls and flooring

### Outside

#### Rear Garden

21.34m x 9.96m (70' 0" x 32' 8") Mainly laid to lawn with large paved terrace, raised decking to the rear of the garden with timber shed, side access

#### Front Garden

Off street parking for two cars with block paved driveway, EV charging point, shrub borders

### Addition Information

#### Council Tax

London Borough of Bromley - Band E