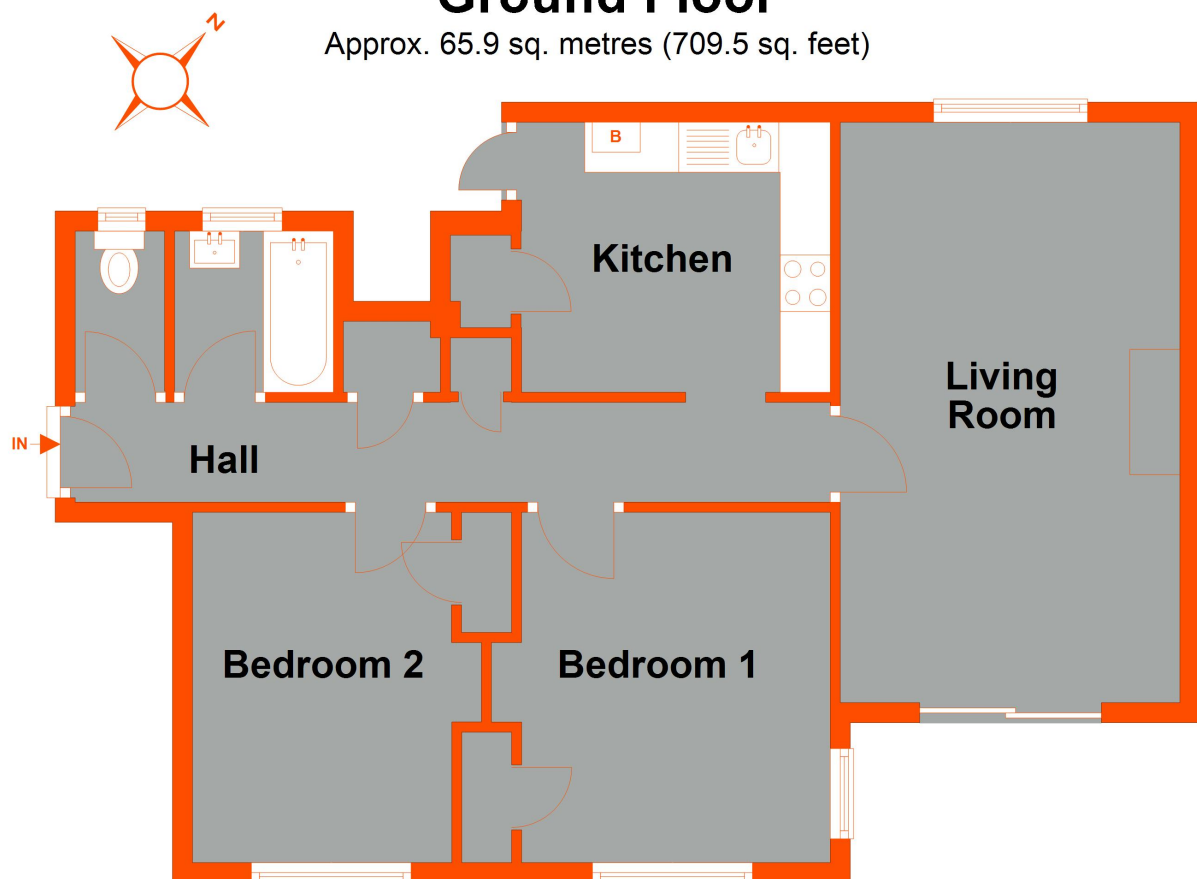


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 65.9 sq. metres (709.5 sq. feet)



Total area: approx. 65.9 sq. metres (709.5 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



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

32 Kemsing Close, Hayes, Bromley, Kent, BR2 7ET

£320,000 Leasehold

- Two Bedroom Ground Floor.
- Fitted White High Gloss Kitchen.
- Communal Gardens To Rear.
- Ideal For Hayes Primary & Secondary.
- 19'0 x 11'1 Lounge/Diner.
- Double Glazed & Central Heating.
- Close to Hayes Station.
- Offered With No Chain.

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



32 Kemsing Close, Hayes, Bromley, Kent BR2 7ET

Offered to the market with no onward chain, is this ground floor two bedroom purpose built maisonette flat situated in a cul-de-sac, just meters from Hayes Station. Communal entrance with security entry phone, the accommodation comprises, entrance hall, dual aspect lounge/dining room opening onto private enclosed terrace. Modern white high gloss fitted kitchen with built in appliances, two good size bedrooms with built in wardrobes and a modern refitted bathroom with separate WC. The property has the benefit of gas fired central heating by radiators, double glazing and laminate flooring throughout. Outside there are communal gardens to the rear being mainly laid to lawn, and residents car parking to the front (not allocated). Close to Hayes station, Station Approach and open spaces of Hayes and Keston Commons.

Location

Conveniently located just across the road from Hayes Railway Station giving access to London Charing Cross, Cannon Street and Lewisham with access to the DLR. Local shops are also available in nearby Station Approach, whilst the open spaces of Hayes Common is just around the corner. Both Hayes Primary and Secondary schools are close by. Various bus routes pass by the property connecting the local area, and local parks including Husseywell open space is just off Pickhurst Lane.



Ground Floor

Communal Entrance Hall

Security entrance phone system.

Hallway

Security entrance phone, store/cloaks cupboard, cupboard housing meters, radiator.

Lounge/Diner

5.78m x 3.39m (19' 0" x 11' 1") A through room with double glazed windows to rear overlooking communal gardens, and double glazed doors and windows to front opening onto private terrace, two radiators.

Kitchen

2.62m x 3.16m (8' 7" x 10' 4") Double glazed windows to rear, range of modern fitted wall and base cupboards with laminate work surfaces over, inset sink and drainer with mixer taps, part tiled walls, built in ceramic hob with extractor hood over, fan assisted oven, washing machine and tumble dryer, wall mounted Worcester boiler, breakfast bar, larder cupboard, double glazed door to side opening onto enclosed storage area.

Bedroom 1

3.5m x 3.12m (11' 6" x 10' 3") Double glazed windows to front, double glazed door to private terrace, built in wardrobe, radiator.

Bedroom 2

3.5m x 2.57m (11' 6" x 8' 5") Double glazed windows to front, built in wardrobe, radiator.

Bathroom

Obscure double glazed window, tiled walls, white suite comprising panel bath with shower and glazed folding screen, vanity washbasin with drawers below, chrome ladder heated towel rail.

Separate WC

Obscure double glazed window, low suite WC, radiator.

Outside

Communal Gardens

To rear, mainly laid to lawn.

Car Parking

To front. Not allocated.

Additional Information

Lease

To Be Confirmed

Maintenance

To Be Confirmed

Ground Rent

To Be Confirmed

Agent's Note

Details of lease, maintenance etc. should be checked with your legal representative prior to exchange of contracts.

Council Tax

London Borough of Bromley - Band C