



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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		71	81
		EU Directive 2002/91/EC	



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

## 27 Hayesford Park Drive, Bromley, Kent BR2 9DA

### £845,000 Freehold

- Wide Southerly Facing Garden.
- 0.5 Mile Bromley South Station.
- Requires Refurbishment.
- Double Garage & Off Street Parking..
- Four Bedroom Detached.
- Two Reception Rooms & Study.
- Extension Potential S.T.P.P.
- Generous Plot About 0.22 Acre.

**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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## 27 Hayesford Park Drive, Bromley, Kent BR2 9DA

Set on a plot of approximately 0.22 of an acre, this chain free four bedroom 1960's built detached house, enjoying a generous south facing rear garden, requiring refurbishment throughout. Overlooking a central green in Hayesford Park Drive, this family home has been in the same family for over 40 years, and comes to the market requiring refurbishment throughout. Off the main entrance is a reception hall with parquet flooring and a white suite cloakroom. A generous lounge enjoys views over the secluded rear garden with a study and kitchen. The four bedrooms all have built in double wardrobes and bedroom one has an en suite bathroom, and separate white suite family bathroom. The rear garden wraps around three sides of the house and has a private outlook, surrounded by trees and shrubs, large lawn, decked area. Outside there is a double garage with up and over door, off street parking and mature garden. Great extension potential, subject to the necessary planning consents.

### Location

Hayesford Park Drive runs between Cameron Road and Barnhill Avenue. Bromley High Street is about 0.5 of a mile away with The Glades Shopping Centre and Bromley South station, with fast (about 18 minutes) and frequent services to London Victoria. Local schools include Ravensbourne Secondary, St Marks Primary and Pickhurst Infant and Junior schools. There are local shops in the precinct of Letchworth Drive and also on the corner of Westmoreland Road and Pickhurst Lane. Bus services pass along Cameron Road. Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



### Ground Floor

#### Enclosed Entrance

2.5m x 1.36m (8' 2" x 4' 6") glazed window to two sides, double radiator, tiled flooring, built-in storage cupboards, glazed door into

#### Dining Hall

4.23m x 3.84m (13' 11" x 12' 7") glazed window to front, two radiators, parquet flooring, open into

#### Lounge

5.86m x 4.22m (19' 3" x 13' 10") double glazed sliding doors to rear garden, built-in storage shelves, two radiators, double glazed window to side, parquet flooring

#### Study

3.97m x 2.1m (13' 0" x 6' 11") glazed window to front, bi-folding timber doors to lounge, parquet flooring, radiator

#### Kitchen

6.45m x 2.4m (21' 2" x 7' 10") dual aspect with double glazed window to side and sliding window to rear, fitted wall and base units with work surfaces over, drawer unit, stainless steel sink and chrome taps, separate stainless steel sink with chrome taps, two radiators, built-in storage cupboard, built-in airing cupboard housing hot water cylinder

### Cloakroom

glazed window to front, wash basin with chrome taps, door to separate wc, cork tiled flooring

### Landing

double glazed window to side, radiator, built-in storage cupboard, access to loft

### Bedroom 1

3.84m x 3.88m (12' 7" x 12' 9") glazed window to front, radiator, built-in wardrobe with sliding doors

### En Suite Bathroom

2.36m x 1.66m (7' 9" x 5' 5") glazed window to side, panelled bath with bath shower mixer, low level wc, wash basin with chrome taps, heated towel rail, spotlights

### Bedroom 2

4.9m x 3.36m (16' 1" x 11' 0") sliding window to rear, radiator, built-in wardrobe with sliding doors

### Bedroom 3

3.65m x 3.34m (12' 0" x 10' 11") glazed window to rear, radiator, built-in wardrobe with sliding doors

### Bedroom 4

3.36m x 2.11m (11' 0" x 6' 11") glazed window to front, radiator, built-in wardrobe with sliding doors

### Bathroom

2.34m x 1.72m (7' 8" x 5' 8") glazed window to side, panelled bath and chrome bath shower mixer, pedestal wash basin and chrome mixer taps, low level wc, tiled walls, heated towel rail

### Outside

#### Off Street Parking

for two cars to front

#### Double Garage

5.45m x 4.8m (17' 11" x 15' 9") up and over door, door to side, outside tap, electric fuse board, gas meter

#### Rear Garden

larger than average wrap around south facing rear garden, decked area, fenced, mature trees and shrubs, mainly laid to lawn

#### Boiler Cupboard

2.31m x 0.91m (7' 7" x 3' 0") wall mounted Worcester boiler

#### Storage Cupboard

2.35m x 0.91m (7' 9" x 3' 0")

#### Additional Information

#### Council Tax

London Borough of Bromley band G