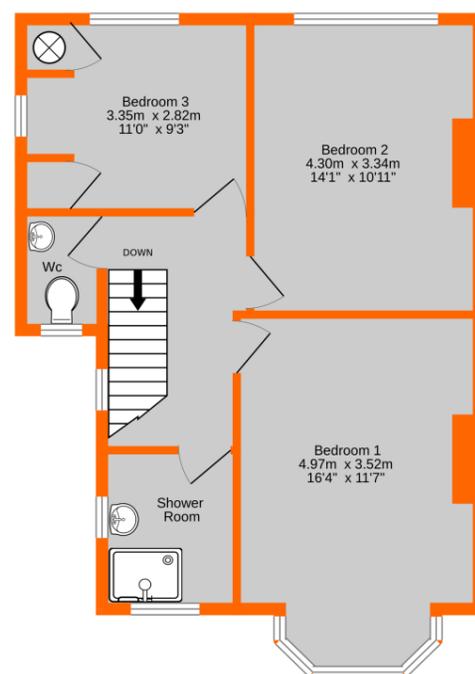
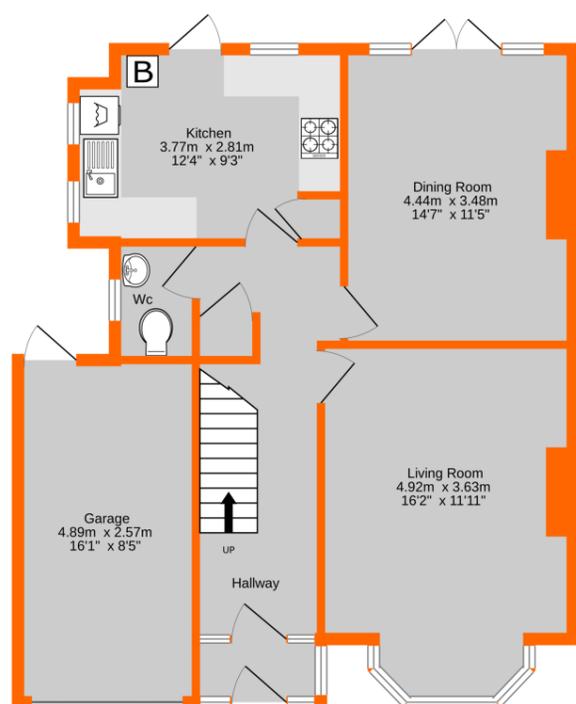


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
56.8 sq.m. (611 sq.ft.) approx.

First Floor  
53.8 sq.m. (579 sq.ft.) approx.



Garage Sq.M Not included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 110.6 sq.m. (1190 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

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

## 16 Pickhurst Mead, Hayes, Bromley, Kent BR2 7QR

### Chain Free £690,000 Freehold

- Three Double Bedroom Semi.
- White Shower Room & Separate W.C.
- Convenient Number Local Schools.
- Extension Potential S.T.P.P.
- Two Separate Reception Rooms.
- Garage & Parking 2 Cars.
- 0.6 Mile Hayes Station.
- Attractive 73' Rear Garden.

## 16 Pickhurst Mead, Hayes, Bromley, Kent BR2 7QR

Chain free three double bedroom 1930's built semi detached house, in this popular road, about 0.6 of a mile from Hayes Station and shops in Station Approach. Local schools include the sought after Hayes Secondary and Primary and Pickhurst Infant and Junior schools. Two reception rooms both having an electric coal effect fire, white suite cloakroom and kitchen/breakfast room, with grey painted fitted units and drawers and granite overlaid work surfaces. White suite cloakroom off the hallway. White suite shower room, with a tiled shower having a Mira Sport shower and separate w.c.. Gas fired heating with radiators via an Ideal Logic boiler, which our client informs us was installed in 2021 and double glazing. Attached garage via a brick pavior driveway providing parking for two cars. Attractive 73' rear garden with a crazy paved terrace, two areas of lawn, two apple trees and established shrub borders. This property requires some modernisation and has great extension potential, subject to the necessary planning consents.

### Location

Pickhurst Mead is a popular Road off Pickhurst Lane. Sought after local schools include Pickhurst Infant and Juniors and Hayes Secondary and Primary schools. Hayes Station and shops in Station Approach are about 0.6 of a mile away. Bus services pass along Pickhurst Lane and Mounthurst Road. Bromley High Street is about 1.8 miles away with The Glades Shopping Centre, various restaurants, The Churchill Theatre and Bromley South Station with fast (about 18 minutes) and frequent services to London.



### Ground Floor

#### Entrance

Via part double glazed front door to enclosed porch with a tiled floor and double glazed windows to the front and one side, cupboard housing gas meter, glazed front door to:

#### Hallway

5.37m x 1.82m (17' 7" x 6' 0") Double radiator, picture rail, under stairs cupboard housing electric meter and consumer unit, under stairs coat cupboard, windows to front

#### Cloakroom

1.5m x 1.13m (4' 11" x 3' 8") Double glazed side window, white low level w.c. and wash basin with a white double cupboard and two drawers beneath, white part tiled walls, radiator

#### Living Room

4.92m into bay x 3.63m into alcoves (16' 2" x 11' 11") Double glazed front bay window, radiator, picture rail, coal effect living flame electric fire in a tiled fireplace

#### Dining Room

4.44m x 3.48m (14' 7" x 11' 5") Coal effect living flame electric fire in a stone fire surround, picture rail, radiator, double glazed doors and windows to rear

#### Kitchen

3.77m x 2.81m (12' 4" x 9' 3") Two double glazed side windows, part double glazed door and windows to rear, wall mounted Ideal Logic boiler (Our client informs us was installed in 2021), granite effect 1 1/2 sink and drainer with a chrome mixer tap, splashback tiling, appointed with grey painted fitted wall and base units and drawers including a magic corner unit, granite overlaid work top, space for oven and fridge/freezer, plumbing/space for washing machine, small breakfast bar with a double radiator beneath, tall storage unit with two doors

### First Floor

#### Landing

Part stained glass leaded light side window over staircase, access to loft, picture rail

#### Bedroom 1

4.97m into bay x 3.52m into alcoves (16' 4" x 11' 7") Double glazed leaded light front bay window, radiator, picture rail

#### Bedroom 2

4.3m x 3.34m (14' 1" x 10' 11") Double glazed rear window with views over Hayes, radiator, picture rail

#### Bedroom 3

3.35m x 2.82m (11' 0" x 9' 3") Double glazed rear window with views over Hayes, radiator, double glazed side window, cupboard housing hot water tank and shelved cupboard

#### Shower Room

2.26m x 1.95m (7' 5" x 6' 5") Double glazed leaded light front and side windows, tiled shower with a white shower tray, Mira Sport shower and glass screen, white wash basin with a chrome mixer tap having three white cupboards and two drawers beneath, part tiled walls, chrome ladder style radiator, extractor fan

#### Separate W.C.

1.5m x 1.14m (4' 11" x 3' 9") Double glazed leaded light front window, white low level w.c. and wash basin with a chrome mixer tap having a double cupboard and two drawers beneath, radiator, part tiled walls

### Outside

#### Rear Garden

22.21m x 9.44m (73' x 31') Crazy paved terrace to rear of house and side access with metal gate to front, outside tap, two areas of lawn, two apple trees, established shrub borders and trees, paved path leading down the garden, timber shed

#### Front Garden

Brick pavior drive for two cars, lawn area, hedge

#### Garage

4.89m x 2.57m (16' 1" x 8' 5") Up and over door, light, power points, rear access door

### Additional Information

#### Council Tax

London of Borough of Bromley - Band F