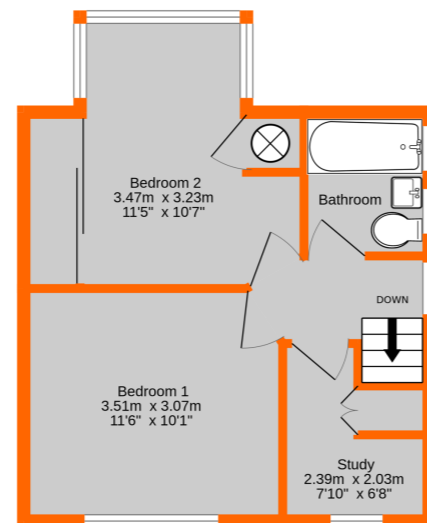
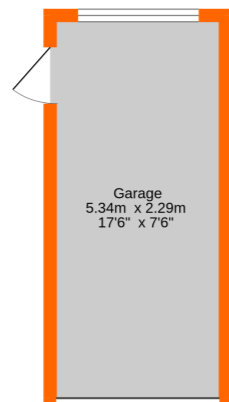
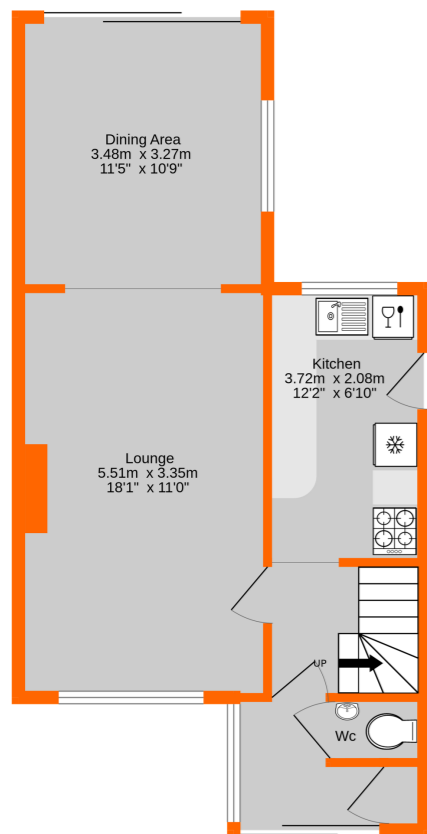


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Ground Floor
58.9 sq.m. (634 sq.ft.) approx.

1st Floor
33.0 sq.m. (356 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 79.6 sq.m. (857 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2023



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

10 Montcalm Close, Bromley, Kent BR2 7LZ

£530,000 Freehold

- Two Bedroom Semi With Study.
- South Facing Rear Garden.
- Double Glazed & Central Heating.
- Access To Local Amenities & Transport Links.
- Garage & Off Street Parking.
- Large Through Lounge.
- Convenient Number Of Local Schools.
- Easy Access to Hayes & Bromley South Stations.

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



10 Montcalm Close, Bromley, Kent BR2 7LZ

Set within a popular cul de sac in Hayes, is this TWO DOUBLE BEDROOM semi detached family home with useful study area. Enclosed entrance porch with separate cloakroom, inner hall, extended through lounge enjoying views over the rear garden with dining area, white fitted kitchen with space for appliances, two generous double bedrooms, the main bedroom having a wonderful open outlook over the rear garden and built in wardrobes to one wall, useful L shape study room and refitted family bathroom. Outside the property has off street parking to the front for two cars with a garage, side access to the garden and a DELIGHTFUL SOUTH FACING REAR GARDEN about 65ft long by around 30ft wide, being mainly laid to lawn with shrubs. The property is ideally located for a choice of primary schools including Pickhurst and Hayes, along with HAYES SECONDARY school. Excellent transport links into London from both Hayes and Bromley South stations are within walking distance. Local recreational facilities include the recently rebuilt Norman Park Community Sports Centre and Pickhurst Recreation Ground. The property offers scope to extend, subject to the correct planning consents being met. Internal viewing recommended.

Location

The property is located within easy access of railway stations at both Hayes and Bromley South, and close to a variety of regular bus routes providing convenient links. There are local shops and amenities close-by, with greater shopping facilities available in nearby Bromley with it's array of branded shops, bars, restaurants and leisure facilities. The attractive open spaces of Norman Park, Hayes Common and Bromley Common are close-by, as are a selection of excellent local primary and secondary schools.



Ground Floor

Entrance Porch

1.97m x 1.79m (6' 6" x 5' 10") Double glazed sliding patio door, radiator, double glazed window to side, door to:

Cloakroom

Double glazed window to side, low level w.c., wash hand basin and chrome mixer tap, electric wall heater

Inner Hallway

1.26m x 1.84m (4' 2" x 6' 0") Radiator, coved cornice, understair storage cupboard housing meters and storage, door to;

Lounge

3.35m x 5.51m (11' 0" x 18' 1") Double glazed leaded light bay window to front, coved cornice, gas fireplace, double radiator, open to;

Dining Area

3.27m x 3.48m (10' 9" x 11' 5") Double glazed sliding doors to rear garden, coved cornice, double window to side, wall lights

Kitchen

3.72m x 2.08m (12' 2" x 6' 10") Double glazed window to rear, range of white wall and base units, drawer unit with laminate work surfaces over, stainless steel sink with a chrome mixer tap, space for dishwasher, fridge/freezer and cooker, wall mounted boiler, double glazed window to side, radiator, part tiled walls

First Floor

Landing

Double glazed window to side, loft access

Bedroom 1

3.51m x 3.07m (11' 6" x 10' 1") Double glazed leaded light window to front, radiator, built in storage shelves

Bedroom 2

3.47m x 3.23m (11' 5" x 10' 7") Double glazed window to rear, built in wardrobes to one wall with mirrored doors and storage, double radiator, built in airing cupboard with hot water cylinder with storage above

Study/Cot Room

2.03m x 2.39m (6' 8" x 7' 10") At widest points , L shaped room, double glazed leaded light window to front, picture rail, built in over stairs storage cupboard, radiator.

Bathroom

1.8m x 1.7m (5' 11" x 5' 7") Two double glazed windows to side, white panelled bath with chrome mixer tap/hand shower, wall mounted shower, wash basin with chrome mixer tap and double storage with drawers below, low level w.c., extractor fan, spotlights, chrome heated towel rail, part tiled walls, flooring as laid

Outside

Rear Garden

20.56m x 9.34m (67' 5" x 30' 8") Beautifully kept rear garden being fenced with a paved patio area, large central lawn area with established shrubs, second seating area, access to garage via a covered walkway which leads to the side gate and door to front, outside tap

Garage

5.34m x 2.29m (17' 6" x 7' 6") Up and over door, power point, space and plumbing for washing machine, door to garden

Additional Information

Council Tax

London Borough of Bromley - Band D

