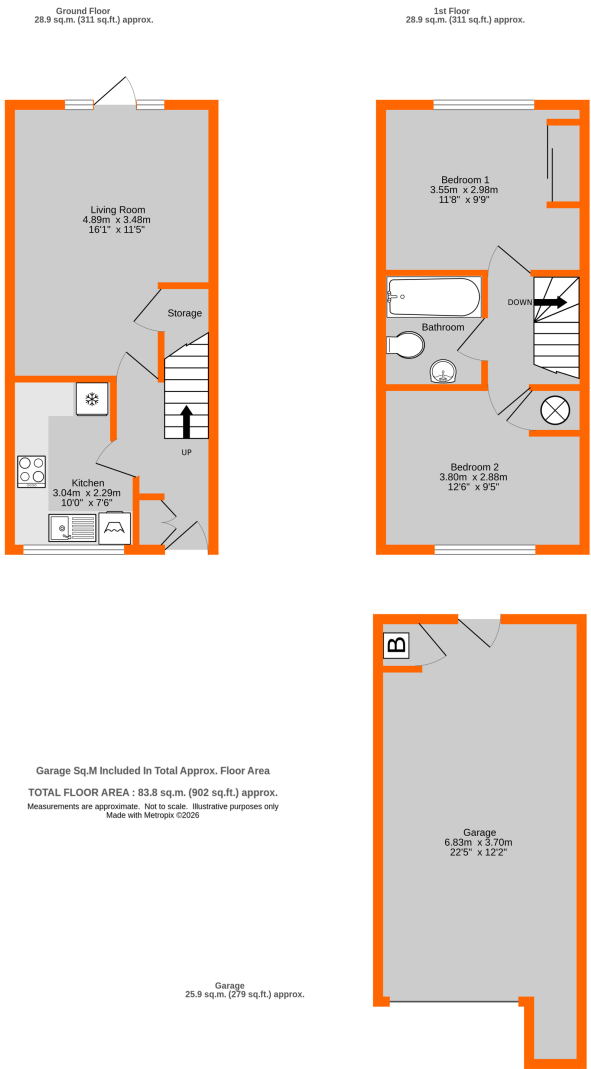


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
England, Scotland & Wales		
EU Directive 2002/91/EC		



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

## 26 Saville Row, Hayes, Bromley, Kent BR2 7DX

### Chain Free £445,000 Freehold

- Mid Terrace Town House.
- Short Walk Hayes Station.
- Convenient Good Local Schools.
- Integral Garage.
- Two Bedrooms.
- Kitchen With Appliances.
- Courtyard Garden.
- No Onward 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](http://www.proctors.london)



George Proctor & Partners trading as Proctors



## 26 Saville Row, Hayes, Bromley, Kent BR2 7DX

Very popular two bedroom townhouse ideal for first time or investment buyers being a short walk to Hayes station, shops and Hayes Schools. The property is arranged over three floors with a garage to the ground floor, living room and kitchen to the first floor and two bedroom and bathroom to the second floor. The kitchen has a range of cream units with a stainless steel sink and drainer, freestanding Hotpoint electric cooker, washing machine and freestanding fridge freezer. Bathroom with a white suite consisting of bath (shower over) concealed system low level w.c and sink with vanity and cupboard space. 31' x 10' 7" brick pavior courtyard garden and Integral 22' garage with up and over - could be converted to a habitable space (subject to the usual consents) plus driveway parking for one car.

### Location

Saville Row is a cul-de-sac position off Bourne Way. Hayes station and shops in Station Approach are about 0.2 of a mile away. Local schools include Hayes Primary and Secondary Schools. Bus services pass along Bourne Way. Bromley High Street with The Glades Shopping Centre and Bromley South station is about 2.1 miles away.



### Ground Floor

#### Entrance

Steps up to front door

### First Floor

#### Hallway

Radiator, coat cupboard with hanging rail and shelf, stairs to second floor

#### Kitchen

3.04m x 2.29m (10' x 7' 6") Double glazed window to front, radiator, range of cream base and wall units with laminate worksurface over and tiled splashbacks, freestanding Hotpoint oven with four ring electric hob and extractor fan over, stainless steel 1 1/2 sink and drainer with chrome mixer tap, Beko washing machine and fridge/freezer, tiled floor

#### Living Room

4.89m x 3.48m (16' 1" x 11' 5") Double glazed door and windows to rear, spiral staircase to garden, two radiators plus double radiator, deep storage cupboard with two shelves

### Second Floor

#### Landing

Radiator, loft access

#### Bedroom 1

3.55m x 2.98m (11' 8" x 9' 9") 3.55m x 2.98m (11' 8" x 9' 9") Double glazed window to rear, radiator, fitted wardrobe with two mirrored doors, shelves and hanging rail

#### Bedroom 2

3.80m x 2.86m (12' 6" x 9' 5") Double glazed window to front, radiator, storage cupboard housing water tank

#### Bathroom

2.05m x 1.76m (6' 9" x 5' 9") White suite comprising of concealed cistern low level w.c., bath with mixer taps/hand shower, sink with chrome mixer tap and cupboard beneath with two cupboards to the side, extractor fan, tiled walls and floor, chrome heated towel rail

### Outside

#### Rear Garden

9.48m x 3.22m (31' 1" x 10' 7") Courtyard garden with decking, leading to brick pavior area

#### Integral Garage

6.83m x 3.70m reducing to 3.42 (11' 3") (22' 5" x 12' 2") Up and over door to front, double glazed UPVC door to rear, cupboard housing the Vaillant boiler

#### Bin storage cupboard

Housing the Gas meter

#### Driveway

Driveway with parking for one car

### Additional Information

#### Service Charge

£881.02 Per annum - From 1st January 2026 to 31st December 2026 - To be confirmed

#### Council Tax

London borough of Bromley – Band E. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

For coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)