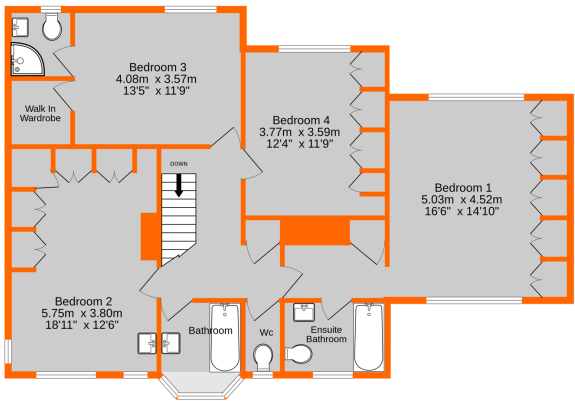
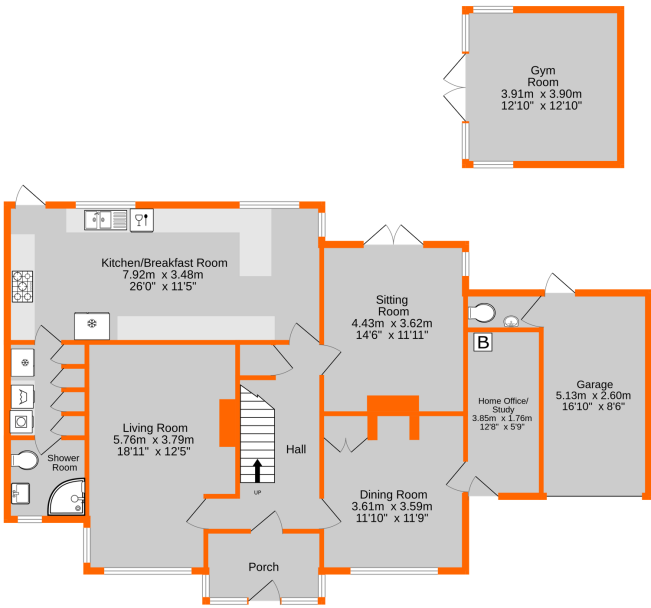


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor
140.0 sq.m. (1507 sq.ft.) approx.

1st Floor
107.2 sq.m. (1154 sq.ft.) approx.



Garage & Gym Room Sq.M Included In Total Approx. Floor Area

TOTAL FLOOR AREA : 247.2 sq.m. (2661 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



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

9 Pondfield Road, Bromley, Kent BR2 7HS

£1,350,000 Freehold

- Four Bedroom Detached Family Home.
- Stunning South Westerly Facing Garden.
- Home Office/Study
- Utility Room & Shower Room.
- 0.5 Mile Hayes Station.
- Three Reception Rooms.
- Separate Gym.
- Bathroom & 2 x En Suite Showers.

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.
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George Proctor & Partners trading as Proctors

www.proctors.london

9 Pondfield Road, Bromley, Kent BR2 7HS

Impressive and substantial detached house in a PRIME LOCATION for excellent schools including Hayes Secondary and being only 0.6 of a mile to Hayes Station. Occupying a wide plot in this cul de-sac location, this house has been in the same family for almost 100 years and is now looking for new owners to call it their forever home. Beautiful Oak porch leading to three separate reception rooms, wide kitchen/breakfast room with Rangemaster double oven and 6 ring gas hob, American style fridge/freezer and dishwasher. Utility room with space for washing machine and tumble dryer and with excellent storage cupboards as well as a separate shower room with w.c. This property has been extended to provide four generous double bedrooms on the first floor, with a well appointed family bathroom plus two en suites to bedrooms one and three. Other benefits include garage plus ample driveway parking for several cars, air conditioning units to bedrooms and a home office/study housing the Worcester boiler. The ample loft is fully boarded and has light and power and offers scope for further extension, subject to the usual consents. The garden is beautifully landscaped and has a paved porcelain terrace leading to the level lawn with mature shrubs and raised beds. The Evolution hot tub is shaded by a pergola and the spacious, air conditioned gym complete this very attractive picture.

Location

Pondfield Road is a popular cul-de-sac off Hayes Hill. Local schools include the sought after Hayes Secondary and Primary and Hawes Down and Pickhurst Infant and Junior Schools. Hayes Station and shops in Station Approach are about 0.5 of a mile away. Buses pass along Pickhurst Lane with routes to Bromley High Street, with The Glades shopping centre, Churchill Theatre and Bromley South station which is about 2.2 miles away.



Ground Floor

Entrance Porch

Covered oak framed porch with double glazed leaded light windows, insulated loft, storage cupboard, door to:

Hallway

5.49m x 1.95m (18' 0" x 6' 5") Double radiator, understairs storage cupboard and separate coat cupboard, lacquered engineered wood floor

Dining Room

3.61m x 3.59m into alcoves (11' 10" x 11' 9") Double glazed window to front, double radiator, two door storage cupboard with cupboard above, steps down to:

Home Office/Study

3.85m x 1.76m (12' 8" x 5' 9") Double glazed door to front, double radiator, wall mounted Worcester boiler, water softener

Living Room

5.76m x 3.79m (18' 11" x 12' 5") Double glazed windows to front and side, brick fireplace with coal effect gas fire, two alcove storage cupboards

Sitting Room

3.62m x 4.43m into alcove (11' 11" x 14' 6") Double glazed doors to terrace, double glazed window to side, flame effect electric fire

Kitchen/Breakfast Room

7.92m x 3.48m (26' 0" x 11' 5") Double glazed door and windows to rear and double glazed window to side. Range of white fronted wall and base units with laminate work surfaces over, Rangemaster range style oven with six ring gas hob and extractor fan over, Samsung freestanding American style fridge/freezer, freestanding dishwasher, double sink with drainer and mixer tap, vinyl flooring

Utility Room

2.31m x 1.90m (7' 7" x 6' 3") Range of white fronted cupboards with shelves and laminate worksurface cover, plumbing/space for washing machine, tumble dryer and American style fridge/freezer, laminate flooring

Shower Room

2.06m x 1.89m (6' 9" x 6' 2") Double glazed window to front, shower with rain shower and separate hand attachment, ceramic sink with chrome mixer tap and two drawers beneath, low level wc., chrome heated towel rail, tiled walls and floor

First Floor

Landing

Double radiator, loft hatch with drop down ladder, boarded and insulated loft, storage cupboard, door to:

Dressing Area

2.75m x 1.29m (9' 0" x 4' 3") Storage cupboard with shelving and hanging rail

En Suite Shower Room

2.73m x 1.78m (8' 11" x 5' 10") Double glazed window to front, white panelled bath with mixer tap and hand shower attachment, low level wc., sink with a chrome mixer tap and two drawers beneath, heated towel rail, air conditioning unit, tiled walls and floor

Bedroom 1

5.03m x 4.52m into wardrobes (16' 6" x 14' 10") Dual aspect double glazed windows to front and rear, two double radiators, wall of built in wardrobes having ten doors with sensor lighting and hanging space and shelves, ElectriQ air conditioning unit

Bedroom 2

5.78m x 3.77m (19' 0" x 12' 4") Double glazed window to front and side, two double radiators, fitted wardrobes with eight doors and book shelves, fitted desk, ceramic sink with chrome mixer tap and cupboard beneath, ElectriQ air conditioning unit

Bedroom 3

4.08m x 3.57m (13' 5" x 11' 9") Double glazed window to rear, two column radiators, walk in wardrobe 1.86m x 1.53m (6' 1" x 5' 0") with industrial style hanging racks, ElectricQ air conditioning unit

En Suite Shower Room 2

1.53m x 1.52m (5' x 5') Double glazed window to rear, shower cubicle with over head shower and separate hand shower attachment, white sink with mixer tap and three drawers beneath, low level wc., heated towel rail, air conditioning unit, tiled walls, wood effect laminate floors

Bedroom 4

3.77m x 3.59m (12' 4" x 11' 9") Double glazed window to rear, double radiator, bank of eight door wardrobes with hanging space and shelves, electriQair conditioning unit

Bathroom

1.90m x 1.78m (6' 3" x 5' 10") Double glazed bay window to front, white panel bath with overhead rain shower and separate hand held attachment, ceramic sink with chrome mixer tap and drawer beneath, chrome heated towel rail, air conditioning unit, tiled walls and floor

Separate W.C.

1.85m x 0.78m (6' 1" x 2' 7") Double glazed window to front, low level wc, part tiled walls, tiled floor

Outside

Rear Garden

23.66m x 18.64m (77' 7" x 61' 2") Paved terrace with steps up to raised beds, with hedging and leading to the level lawn and further terrace. Pergola and Evolution hot tub, four sheds/workshops, further landscaped area with raised beds having an array of evergreen shrubs and ferns including Acers, Pittosporum and Hebes, outside tap, further metal storage unit and timber shed

Gym Room

3.92m x 3.89m (12' 10" x 12' 9") Two double glazed doors and four double glazed windows, Mitsubishi air conditioning unit

Garage

5.13m x 2.6m (16' 10" x 8' 6") Electric up and over door, door to terrace, low level wc. and basin with chrome taps, consumer unit, light and power

Front Garden

Paved in and out driveway with off street parking for several cars, five bar gate

Additional Information

Council Tax

London borough of Bromley – Band G. For the current rate visit: 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 checker.ofcom.org.uk/en-gb/mobile-coverage