



**3 Forge Close, Bromley, Kent, BR2 7LP**

**FREEHOLD**

**£850,000**

Tastefully modernised and flawlessly presented four bedroom detached house in a quiet cul de sac a short walk from Hayes Schools. Inside the property offers large kitchen with integrated appliances, utility room, two well proportioned reception rooms, downstairs cloakroom and luxurious family bathroom with bath and separate walk in shower with drying area,. Outside is a multi aspect rear garden with patio and gazebo with decking, garage with car port and ample off street parking. Local shops and amenities are an easy walk away as is Hayes mainline station & shops. Wonderful long term family home in an quiet and accessible position.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
72	81

England & Wales E.U. Directive 2002/91/EC



- FOUR BEDROOMS
- QUIET CUL DE SAC
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES & UTILITY ROOM
- REMODELLED FAMILY BATHROOM WITH SEPARATE WALK IN SHOWER
- GARAGE TO SIDE WITH OFF STREET PARKING TO FRONT FOR SEVERAL CARS
- CLOSE TO HAYES SCHOOLS
- SHORT WALK TO LOCAL SHOPS, BUS ROUTES AND HAYES STATION
- TWO LARGE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- MULTI ASPECT REAR GARDEN

**PORCH 9'3 x 4'6 (2.82m x 1.37m)**

Double glazed porch to front with large cloaks/shoe cupboard.

**ENTRANCE HALL (L-SHAPED) 15'4 x 10'9 (4.67m x 3.28m)**

Hardwood front door with opaque glazed inserts leads into entrance hall with opaque double glazed window to side, coving, radiator, two storage cupboards and stairs up.

**CLOAKROOM 5'6 x 4'9 (1.68m x 1.45m)**

Opaque double glazed window to front, half tiled walls and tiled floor. Chrome ladder towel warmer, concealed cistern low level WC, wash hand basin on vanity unit with storage below and mirror above.

**FITTED KITCHEN 13'3 x 10'9 (4.04m x 3.28m)**

Double glazed window to front, wood effect vinyl floor, coving, radiator and down lights. Modern kitchen with soft close doors comprising range of wall units with under lights and base unit with marble work surfaces and returns over. Enamel sink with mixer tap and drainer, integrated Bosch five burner brushed steel hob with Bosch double electric oven below and AEG extractor fan above.

**UTILITY ROOM 13' x 4'2 (3.96m x 1.27m)**

Double glazed door to side and tiled floor. Range of base units with work surfaces over, drying area, space and plumbing for washing machine, dishwasher and tumble dryer.

**DINING ROOM 12'5 x 11'5 (3.78m x 3.48m)**

Double glazed window to rear and double glazed French doors leading to patio. Coving, radiator, wall lights and wood effect vinyl flooring. Double doors to lounge.

**LOUNGE 17' x 12'6 (5.18m x 3.81m)**

Double glazed window to rear and double glazed French doors to rear leading to garden. Coving, two radiators, wall lights and Virgin point. Double doors to dining room.

**LANDING 20'5 x 3' (6.22m x 0.91m)**

Opaque double glazed window to side, two linen cupboards and loft access hatch.

**BEDROOM ONE 12'4 x 11'8 (3.76m x 3.56m)**

Double glazed window to rear, coving and radiator. Two sets of wardrobes with vanity area.

**BEDROOM TWO (TO WARDROBES) 11'1 x 11' (3.38m x 3.35m)**

Double glazed window to front, coving and radiator. Two sets of built in double wardrobe to one side.

**BEDROOM THREE 12'5 x 8'9 (3.78m x 2.67m)**

Double glazed window to rear, coving, radiator and wood laminate flooring.

**BEDROOM FOUR 12'4 x 7'5 (3.76m x 2.26m)**

Double glazed window to rear, coving and radiator.

**FAMILY BATHROOM 10'2 x 7'6 (3.10m x 2.29m)**

Opaque double glazed window to front, chrome ladder towel warmer, tiled floor and half tiled walls with full tile to shower area. Large walk in shower with screen, drying area and wall mounted controls, panel bath with shower mixer tap, concealed cistern low level WC and wash hand basin with vanity unit below and electric shaver point.

**REAR GARDEN**

Multi aspect rear garden with patio area and path leading to gazebo to rear with decking. Mainly laid to lawn with mature shrub borders and side access gate.

**FRONTAGE, GARAGE & PARKING**

Garage to side (21'1 x 10'1) with up and over door to front and personal door to side leading to garden. Three off street parking spaces on brick bloc paved driveway with laid lawn area to side.

**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 138sqm (Approx 1485sqft)

**COUNCIL TAX BAND 'G'**

**Directions**

From Hayes Station proceed to the end of Station Approach and turn right into Pickhurst Lane. Forge Close is the last turning on the right and the property is at the end of the cul de sac on the left hand side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023