



## Chatham Avenue, Bromley, BR2 7QD

**£895,000 Freehold**

Four bedroom extended semi-detached family home with 100' (max) rear garden with raised decking area located just a short walk from Old Hayes High Street with its shops and restaurants, Hayes Girls & Boys Schools and Hayes train station with links to London. Lovingly cared for, the property is approached via a paved driveway providing ample off street parking. Internally the accommodation comprises large open plan 25'9 x 15'9 breakfast/kitchen, 15'5 x 11'6 lounge and 15'8 x 11'2 dining room. Upstairs are four bedrooms (bedroom two with en suite with freestanding bath and shower) and family bathroom. To the rear is a low maintenance 100' x 30 (max) garden with raised decking area for Summer parties and family get togethers. Spacious family home with the opportunity to make even more spacious if required STPP as normal!

**ENTRANCE HALL 13' x 5'4 (3.96m x 1.63m)**

Hardwood front door leads into entrance hall with coving, radiator, under stair storage cupboard and stairs up.

**LOUNGE 15'5 x 11'6 into bay (4.70m x 3.51m into bay)**



Double glazed bay window to front, coving, picture rail and radiator in cover. Gas feature fireplace with wooden mantle and stone hearth, wall lights and engineered wood flooring.

**KITCHEN/BREAKFAST ROOM 25'9 x 15'9 I-shaped (7.85m x 4.80m I-shaped)**



Double glazed hardwood door to side, two glazed windows to rear and glazed breakfast area with skylight and door to rear leading to garden. Two radiators, down lights, space for American style fridge/freezer and wood laminate flooring. Range of wall and base units in white with wooden work surfaces over and local tiling. Stainless steel sink with drinking water tap, mixer tap and drainer. Integrated four ring Bosch gas hob, integrated four ring halogen hob, electric double oven, washing machine and dish washer.

**DINING ROOM 15'8 x 11'2 (4.78m x 3.40m)**



Double glazed bay window to front, radiator and wood effect laminate floor.

**LANDING**

Coving and loft access hatch to part boarded loft space with ladder and light.

**BEDROOM ONE 14'10 x 9'1 to wardrobes (4.52m x 2.77m to wardrobes)**



Double glazed bay window to front with fitted blinds and fitted vanity unit with drawers below. Picture rail, radiator and range of fitted wardrobes to one wall.

**BEDROOM TWO 13'8 x 8'6 to wardrobes (4.17m x 2.59m to wardrobes)**



Double glazed bay window to front with fitted blinds, coving, radiator and picture rail. Range of fitted wardrobes to one wall and engineered wood flooring.

**EN SUITE 8'6 x 7'4 (2.59m x 2.24m)**

Opaque double glazed window to rear, double shower cubicle with fully tiled walls, screen, wall mounted controls and overhead shower. Freestanding bath with bath filler tap and wand, concealed cistern low level WC with storage cupboard above, bowl sink with mono bloc mixer tap on vanity unit with storage below. Downlights, half tiled walls, chrome ladder towel warmer and ceramic tiled floor.

**BEDROOM THREE 10'5 x 8'9 to wardrobes (3.18m x 2.67m to wardrobes)**



Window to rear, radiator and picture rail. Range of fitted wardrobes to one wall and airing cupboard.

**BEDROOM FOUR 8'10 x 6' (2.69m x 1.83m)**

Double glazed window to front, picture rail and stripped wood floor.

**FAMILY BATHROOM 5'11 x 5'10 (1.80m x 1.78m)**



Opaque double glazed window to rear, chrome ladder towel warmer, fully tiled walls and vinyl tiled floor. 'P' bath with wall mounted thermostatic mixer tap, wand and screen, concealed cistern low level WC, high level storage and wall mounted mirror. Wash hand basin with mono bloc mixer tap on vanity unit with storage.

**REAR GARDEN 100' x 30' max (30.48m x 9.14m max)**



Raised decking area leads to garden mainly laid to lawn with wooden storage shed to rear. Side access gate, outside tap power and light.

**FRONTAGE 40' x 20' approx (12.19m x 6.10m approx)**



Driveway providing ample parking with laid lawn areas either side.

**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 121sqm (Approx. 1302sqft)

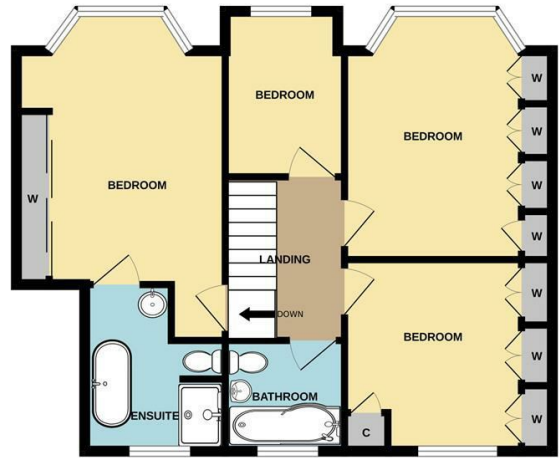
**COUNCIL TAX BAND 'E'**

# Floor Plan

GROUND FLOOR

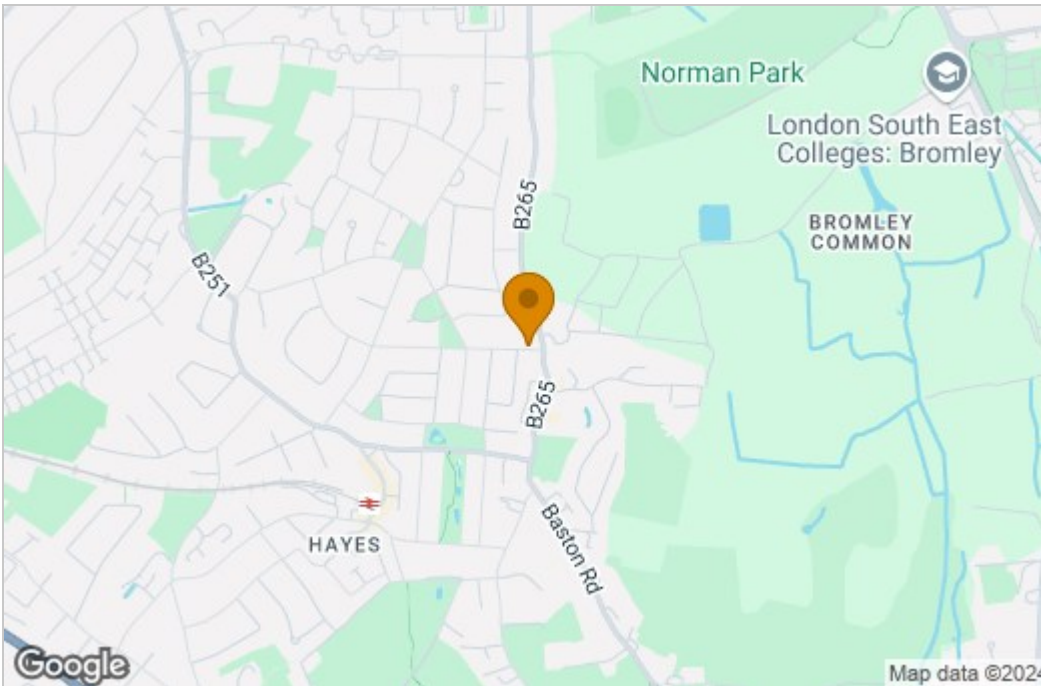


1ST FLOOR

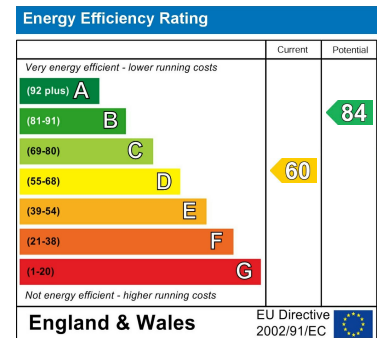


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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# Area Map



# Energy Efficiency Graph



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