

Beckenham/Bromley

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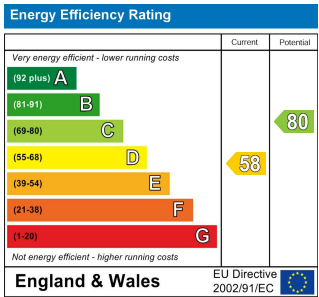


1 Heath Rise, Bromley, Kent, BR2 7PB

FREEHOLD

£625,000

Spacious 'Chain Free' three bedroom semi detached house with 105' South East facing rear garden awaits a family to restore it to its full glory. The property is well looked after, however it requires a full program of modernisation and the 16' wide space to one side makes it ideal to be extended (STPP) there and/to the rear. Internally there are two double bedrooms with a large single, large family bathroom, two reception rooms and fitted kitchen with a downstairs cloakroom to complete the current accommodation. Gates to the rear of the garden provide access from Hazelmere Way to the secure parking in front of the detached garage located behind garden of the adjoined house. The plot is ideal for anyone wanting to buy a house to lasts the growth of a family from primary through to secondary - good examples of both are close by, as well as Cupola Wood Park and the facilities and mainline stations of both Hayes and central Bromley.





- CHAIN FREE
  - FAMILY BATHROOM
  - EXTENDED KITCHEN
  - CLOSE TO GOOD LOCAL SCHOOLS
  - 105' SOUTH EAST FACING REAR GARDEN PLUS DETACHED GARAGE
- THREE BEDROOMS
  - TWO RECEPTIONS
  - CLOAKROOM
  - OFF STREET PARKING
  - EASY REACH OF SHOPS & STATIONS AT HAYES & BROMLEY SOUTH

**PORCH 3'2 x 2'3 (0.97m x 0.69m)**  
Opaque double glazed front door leads into porch.

**ENTRANCE HALL 15' x 6'9 (4.57m x 2.06m)**  
Hardwood front door leads into entrance hall with radiator, under stair cupboard and cloaks cupboard.

**CLOAKROOM**  
Opaque double glazed window to side, radiator and half tiled walls. Wall mounted vanity wash hand basin with mirror above and low level WC.

**LOUNGE 13' 5 x 11'8 (3.96m 1.52m x 3.56m)**  
Double glazed window to front, picture rail, radiator and parquet flooring. Sliding doors lead to dining room.

**DINING ROOM 12'8 x 10'5 (3.86m x 3.18m)**  
Two double glazed windows and door to rear, picture rail, two radiators and parquet flooring.

**KITCHEN 14'1 x 8'1 (4.29m x 2.46m)**  
Double glazed windows to rear and sides and personal door to side. Range of wall and base units, stainless steel sink with double drainer and under stair storage cupboard.

**LANDING 9'2 x 8'4 (2.79m x 2.54m)**  
Opaque double glazed window to side and over stairs linen cupboard.

**BEDROOM ONE 13'6 x 10'7 (4.11m x 3.23m)**  
Double glazed window to front and radiator.

**BEDROOM TWO 12'8 x 10'5 (3.86m x 3.18m)**  
Double glazed window to rear, radiator and airing cupboard.

**BEDROOM THREE 9'1 x 8'3 (2.77m x 2.51m)**  
Double glazed window to rear and wall mounted Worcester Bosch boiler.

**FAMILY BATHROOM 7'8 x 6'10 (2.34m x 2.08m)**  
Dual aspect with opaque double glazed windows to front and side. Radiator, low level WC, panel bath with shower mixer tap, pedestal wash hand basin and wall mounted electric heater. Mirrored bathroom cabinet, fully tiled walls to bath area with half tiled walls to remainder.

**REAR GARDEN & DETACHED GARAGE 104'11" x 35'0" approx + detached garage (32.00m x 10.67m approx + detached garage)**  
16' wide area to side of house, providing an ideal area to extend into. South East facing rear garden mainly laid to lawn with mature tree and shrub borders. Accessed from Hazelmere Way there is a driveway providing secure off street parking leading to a detached garage behind the garden of the neighbouring property.

**FRONTAGE 35' x 20' approx (10.67m x 6.10m approx)**  
Laid lawn with mature shrubs and path to porch.

**TOTAL FLOOR AREA**  
The internal floor area as per the Energy performance certificate is 97sqm (Approx. 1044sqft)

**COUNCIL TAX BAND 'E'**

Directions

From our offices in Westmoreland Road turn left at the lights into Pickhurst Lane and then left again at the next lights into Mead Way. Turn right into Linkfield and turn left at the end into Heath Rise and the property is located on your right hand side on the corner as the road turns into Hazelmere Way.



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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