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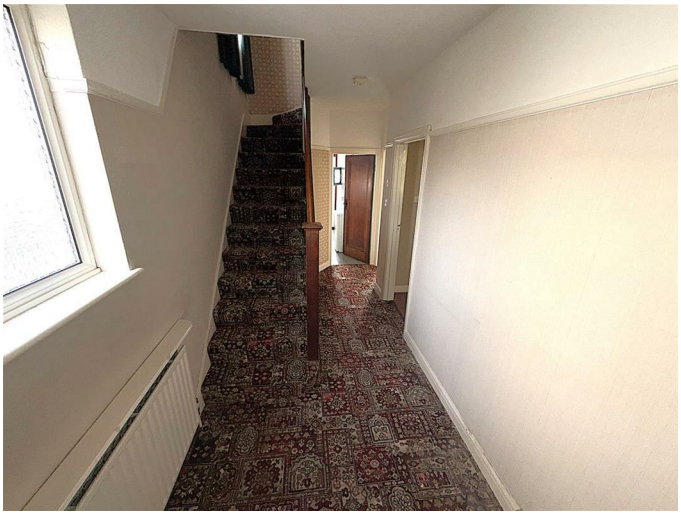
## Crest Road, Bromley, BR2 7JA

## £650,000 Freehold

'Chain free' three bedroom semi detached house set within a popular residential road within easy reach of Hayes Mainline Station, providing fast and convenient connections into London. Inside there are two reception rooms and kitchen downstairs with three bedrooms, family bathroom and separate WC upstairs. The property requires modernisation, but enjoys a substantial 90' private South East facing rear garden and has the potential for future extension (STPP). There is also a detached garage to side acessed via a shared driveway with potting shed to rear. Ideally located for good local schools, including Pickhurst & Hayes, as well as the shops and amenities at Station Approach & Hayes Station and an easy bus ride to Bromley South or Beckenham.

## PORCH
Double glazed porch with vinyl flooring.

## ENTRANCE HALL 16'2 x 6'3 (4.93m x 1.91m)



Hardwood front door with lead light opaque glazed inserts leads into entrance hall. Picture rail, radiator and under stair cupboard.

## LOUNGE 15' x 11'2 (into bay) (4.57m x 3.40m (into bay))

Double glazed bay window to front, coving, radiator and gas feature fireplace.

## DINING ROOM 13'7 x 10'5 (4.14m x 3.18m)

Double glazed windows and door to rear, coving, picture rail and radiator.

## KITCHEN 9'3 x 7' (2.82m x 2.13m)

Opaque double glazed window to side and double glazed door to rear. Range of wall and base units with work surfaces over, fully tiled walls and stainless steel sink with mixer tap and drainer. Floor standing Ideal boiler, space and point for gas cooker.

## LANDING 7'5 x 6'10 (2.26m x 2.08m)
Opaque stained glass double glazed window to side and loft access hatch with fitted ladder, power and light.

**BEDROOM ONE 15' x 11' (max) (4.57m x 3.35m (max))**

Double glazed bay window to front, picture rail and radiator.

**BEDROOM TWO 13' x 10'6 (3.96m x 3.20m)**

Double glazed window to rear, picture rail and radiator.

**BEDROOM THREE 9'3 x 7'1 (2.82m x 2.16m)**

Double glazed window to rear, picture rail, radiator and fitted wardrobe.

**BATHROOM 6'7 x 5'5 (2.01m x 1.65m)**

Opaque double glazed window to side, half tiled walls, panel bath, pedestal wash hand basin and chrome ladder towel warmer.

**SEPARATE WC**

Opaque double glazed window to side, low level WC and vinyl flooring.

**REAR GARDEN 90' x 22' (approx) (27.43m x 6.71m (approx))**

Secluded rear garden with a South Easterly aspect, side access gate and patio. Laid lawn area leads to paved Meditteranean rear garden. Mature shrubs and borders. Wooden storage shed to end.

**DETACHED GARAGE 14'10 x 8' (4.52m x 2.44m)**

Swing doors to front, power and light. Double glazed window and door to side.

**POTTING ROOM 8'5 x 3'8 (2.57m x 1.12m)**

Double glazed potting shed to rear of garage.

## FRONTAGE

Shared driveway with mature front garden to side.

## TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 90sqm (Approx. 968sqft)

## COUNCIL TAX BAND 'E'

## Floor Plan

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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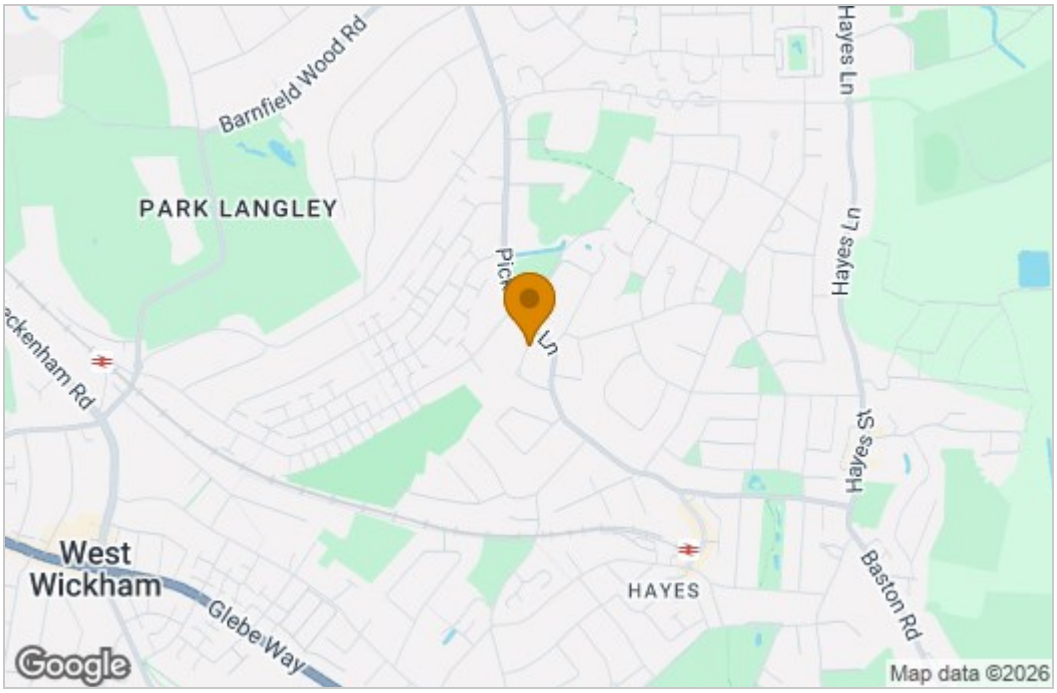
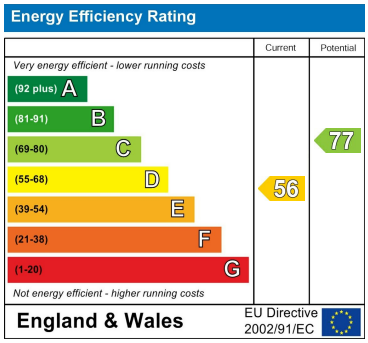
## Area Map




## Energy Efficiency Graph

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