



## **Constance Crescent, Bromley, Kent BR2 7QG**

**Freehold**

**£515,000**

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Extended semi-detached close to Pickhurst & Hayes Schools & within easy reach of Hayes Village with shops, buses & station. Three bedrooms, through lounge/diner and sun room, fitted kitchen, family bathroom, double glazing and gas central heating. Outside is an 85' rear tiered garden with outbuildings with power and light and off street parking to front.

# Property Features

- EXTENDED SEMI DETACHED
- THREE BEDROOMS
- THREE RECEPTIONS
- FITTED KITCHEN
- FAMILY BATHROOM
- OUTBUILDINGS
- OFF STREET PARKING
- CATCHMENT FOR HAYES SCHOOL
- SHORT DISTANCE TO HAYES STATION & SHOPS

# Property Description

## PORCH

## ENTRANCE HALL

## LOUNGE

12' 11" x 11' (3.94m x 3.35m)

## DINING ROOM

12' 7" x 10' 5" (3.84m x 3.18m)

## KITCHEN

11' 1" x 6' 2" (3.38m x 1.88m)



## SUN ROOM

9' 3" x 8' 8" (2.82m x 2.64m)

## LANDING

## BEDROOM ONE

13' x 10' 10" (3.96m x 3.3m)

## BEDROOM TWO

12' 6" x 9' 5" (3.81m x 2.87m)

## BEDROOM THREE

9' 8" x 6' (2.95m x 1.83m)

## FAMILY BATHROOM



## SEPARATE WC

## REAR GARDEN

85' (25.91m)

Tiered rear garden with outbuildings with power and light, side rear access gate and outside tap.

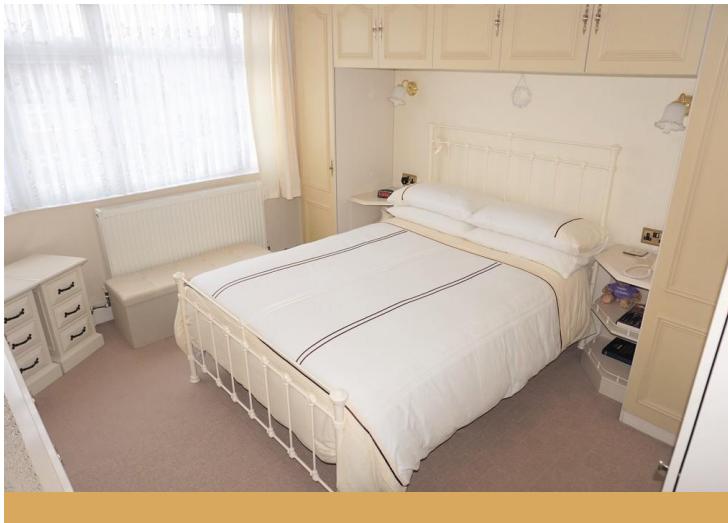
## FRONT GARDEN

Paved front garden allowing off street parking.

## TOTAL FLOOR AREA

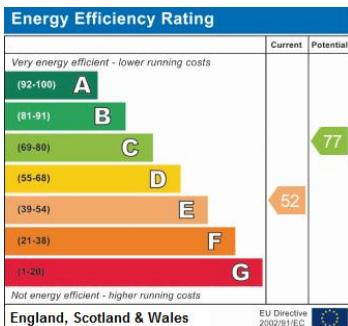
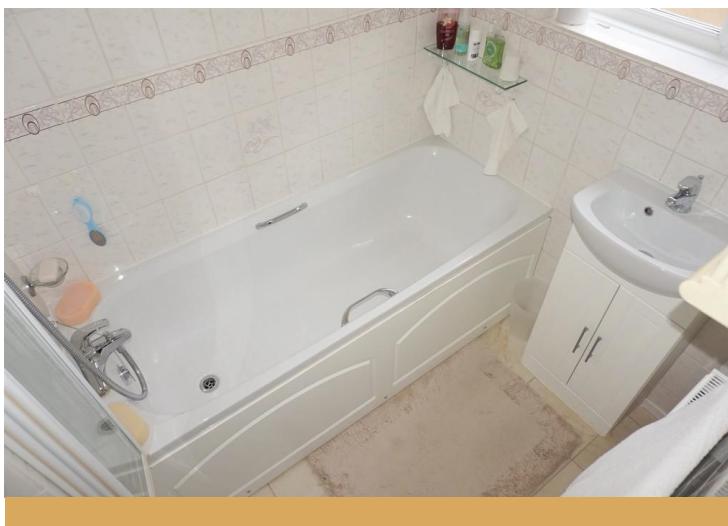
The internal area as per the Energy performance certificate is 87sqm (Approx 936sqft)





## DIRECTIONS

From the bottom of Station Approach turn left into Pickhurst Lane, then take the first right into Bourne Vale. Take the first left into Chatham Avenue and Constance Crescent is the next turning on the left. The property can be found on the left hand side.





GROUND FLOOR  
APPROX. FLOOR  
AREA 48.6 SQ.M.  
(523 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 87.6 SQ.M. (943 SQ.FT.)**

Measurements are approximate. Not to scale. Illustrative purposes only

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1ST FLOOR  
APPROX. FLOOR  
AREA 39.0 SQ.M.  
(419 SQ.FT.)

**Local Authority:** Bromley London Borough Council

**Council Tax Band:** Band E

**Viewings:** Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.