



**22 Bourne Vale, Bromley, Kent, BR2 7JW**

**Monthly Rental Of £2,250**

AVAILABLE FROM END OF AUGUST. UNFURNISHED.

An extended 3 bedroom semidetached home ideally located for Station Approach in Hayes with it's bustling restaurants, shops and bars together with the station which has services to London Bridge & Charing Cross within 30 minutes. There are also good primary and secondary schools in the vicinity.

Downstairs the property has been extended to the rear to accommodate a larger dining room and extended kitchen with utility area.

Outside the garden extends to approximately 50-60 ft and is South East facing.

No DSS.

- 3 Bedrooms
- 2 Reception Rooms
- Extended Kitchen
- Part Double Glazed
- Central Heating
- South East Facing Garden
- Garage & Parking
- 1/2 Mile Pickhurst Infants School

## ACCOMMODATION

**Sitting Room:** 14' 0" x 11' 6" (4.26m x 3.50m)

**Dining Room:** 16' 8" x 11' 5" *narrowing to 6'5* (5.08m x 3.48m *narrowing to 1.96m*)

**Kitchen:** 13' 9" x 7' 9" (4.19m x 2.36m)

Fitted kitchen with cooker, washing machine and fridge/freezer to stay.

**Bedroom1:** 13' 7" x 11' 2" (4.14m x 3.40m)

**Bedroom 2:** 11' 0" x 10' 7" (3.35m x 3.22m)

**Bedroom 3:** 8' 8" x 5' 10" (2.64m x 1.78m)

**Bathroom:**

White bathroom suite

**Rear Garden:** *Approximately 50' 0" to 60' 0" (15.23m to 18.27m)*

South East facing garden with patio and lawn.

**Garage:**

Full size single garage.

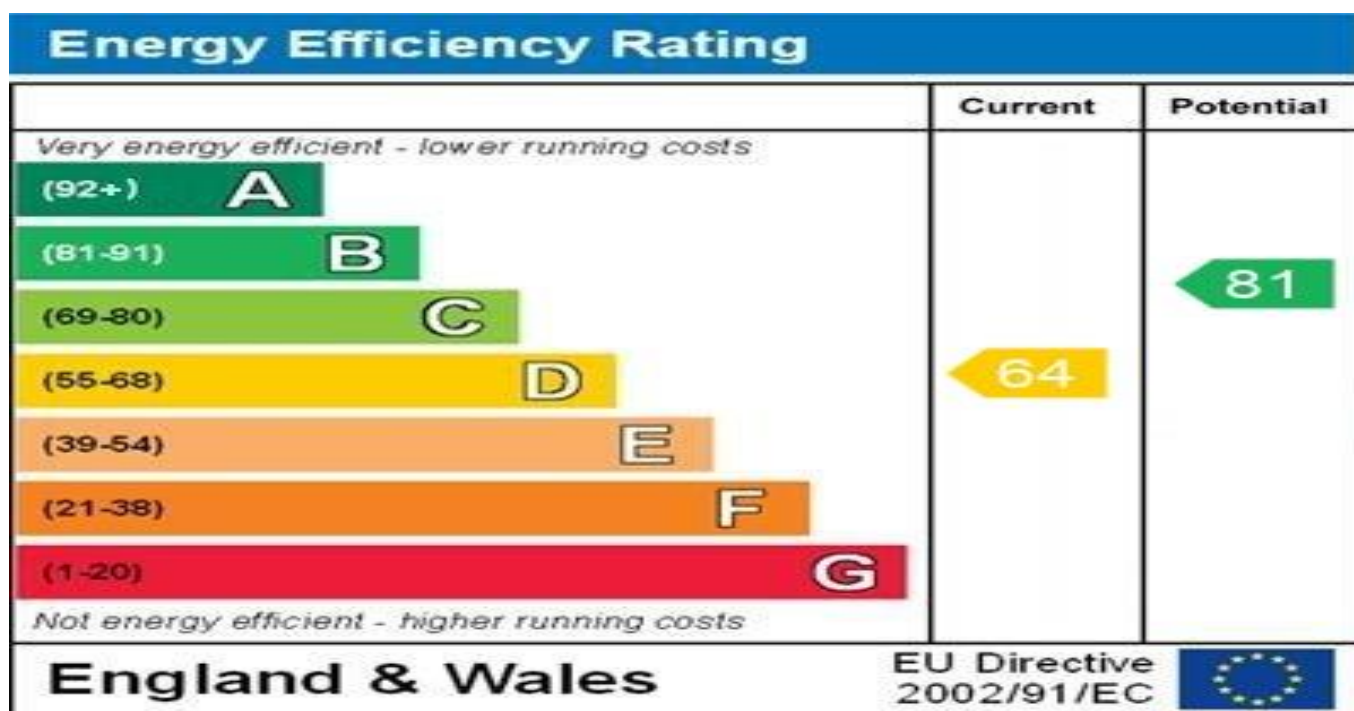
**Front Garden:**

Front garden with lawn and parking Side entrance and covered storage area









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#### Viewing

Please call us on 020 8466 9101 to make an appointment.

**Browne Estates**  
197 Widmore Road  
Bromley  
Kent  
BR1 2RG

Tel: 020 8466 9101  
Email: [sales@browne-estates.co.uk](mailto:sales@browne-estates.co.uk)  
Web: [browne-estates.co.uk](http://browne-estates.co.uk)

#### Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.