



13 Kingsdown Way

Hayes, Bromley, BR2 7PT

£550,000 Freehold EPC: D

 Maguire Baylis

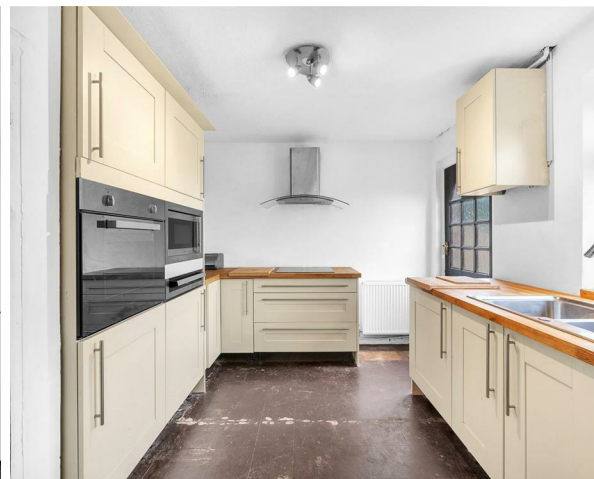


Maguire Baylis are delighted to present to the market this three bedroom terraced house located in an attractive, tree-lined residential road, conveniently located close to Pickhurst Primary school and Ravensbourne Secondary Schools, and within walking distance to Hayes High Street providing an array of shops, plus well-regarded restaurants, and the station.

Internally, the property provides well proportioned accommodation which comprises a hall, living room, separate dining room, fitted kitchen with integrated appliances,. There is also a useful study room to the ground floor which is could be used as a fourth bedroom. Upstairs, there are the three bedrooms - two doubles plus a single bedroom - plus the modern bathroom and separate WC.

Outside, the house is set on a good sized plot with a long 90' rear garden offering a sunny south-easterly aspect and backing onto allotments. To the front, there is a driveway providing off street parking.

Kingsdown Way is also within easy reach of Bromley town centre which boasts a great range of amenities including The Glades retail centre and Bromley South station with fast and direct trains to central London.



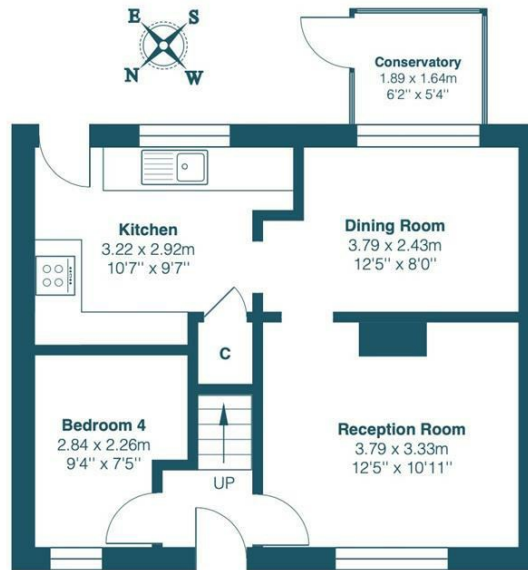
- THREE BEDROOM TERRACED HOUSE
- TWO RECEPTION ROOMS
- DELIGHTFUL 90' SOUTH-EAST FACING GARDEN
- MODERN UPSTAIRS BATHROOM & SEPARATE WC
- STUDY ROOM/POSSIBLE FOURTH BEDROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- QUIET LOCATION - BACKING ONTO ALLOTMENTS
- EASY ACCESS HAYES & BROMLEY TOWN CENTRES
- CLOSE TO WELL REGARDED SCHOOLS
- DRIVEWAY TO FRONT - EPC BAND: D



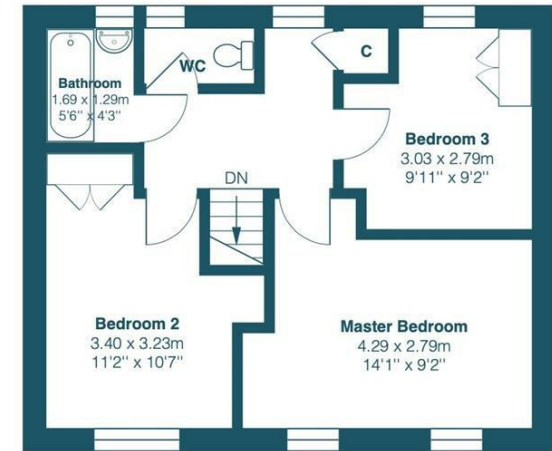
 **Maguire Baylis**

Kingsdown Way BR2

Total Area: 85.1 m²... 916 ft²



Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

COVERED PORCH

Outside light.

HALLWAY

Part glazed front door and window to front; stairs to first floor.

LOUNGE

12'5 x 11' (3.78m x 3.35m)

Double glazed window to front; radiator; recessed fireplace. Door opening to:

DINING ROOM

12'5 x 7'10 (3.78m x 2.39m)

Secondary glazed window to rear; fitted dresser unit; radiator; door opening to:

KITCHEN

10'6 (plus recess 2') x 9'7 (3.20m (plus recess 0.61m) x 2.92m)

Double glazed window plus part glazed door to rear; Fitted with a range of Shaker style wall and base units with solid wood worktops to two walls; inset stainless steel sink unit; built-in electric hob with extractor hood over; electric oven and built-in microwave and plate warmer; fridge & freezer; washing machine included; radiator.

STUDY/BEDROOM 4

9'3 x 7'3 (2.82m x 2.21m)

Double glazed window to front; wood effect flooring; radiator.

LEAN-TO CONSERVATORY

6'4 x 6'4 (1.93m x 1.93m)

Windows to three sides; door to side.

FIRST FLOOR LANDING

Double glazed window to rear; built-in airing cupboard with hot water cylinder; access to ft space (loft boarded for storage, with loft ladder and light).

BEDROOM 1

12'6 x 9'1 (plus door recess) (3.81m x 2.77m (plus door recess))

Two double glazed window to front; wood effect flooring; radiator.

BEDROOM 2

11'5 x 7'4 (3.48m x 2.24m)

Double window to front; wood effect flooring; radiator.,

BEDROOM 3

10' x 9'1 (3.05m x 2.77m)

Double glazed window to rear; wood effect flooring.

BATHROOM

A modern and well-appointed bathroom comprising panelled bath with built-in electric shower over and glass shower screen; fitted wash basin with storage under; heated towel rail; fully tiled walls; tiled flooring; double glazed window to rear.

SEPARATE WC

Double glazed window to rear; WC; tiled flooring.

GARDEN

The rear garden is mainly laid to lawn and provides a sunny south-easterly aspect and backing onto allotments. Paved patio area; timber shed; outside tap.

COUNCIL TAX

London Borough of Bromley - Band D



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.