



GUIDE PRICE

**£600,000**

**The Green**

Bromley, BR2 7NP

## PROPERTY SUMMARY

\*\*\*Guide Price £600,000–£650,000\*\*\* Sinclair Hamilton are proud to bring to the market this charming three-bedroom semi-detached family home, situated on a desirable road in Hayes overlooking the green. The property is conveniently located approximately 0.4 miles from Hayes Station and the High Street, which offers an array of independent shops, cafés and restaurants. Hayes Secondary School is also within easy reach at around 0.6 miles away.

The living accommodation comprises a porch leading into an entrance hallway, a bright and spacious reception room featuring a bay window and fireplace, and an open-plan kitchen and dining area. The kitchen is fitted with a range of units and a breakfast bar, while doors open out to and overlook the private rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor there are two double bedrooms with built-in storage, a single bedroom, and a family bathroom.

Externally, the property benefits from a good-sized front garden and a well-proportioned, mature rear garden. A side plot provides excellent potential to extend, subject to the usual planning permissions (STPP).

Viewing is highly recommended.

3



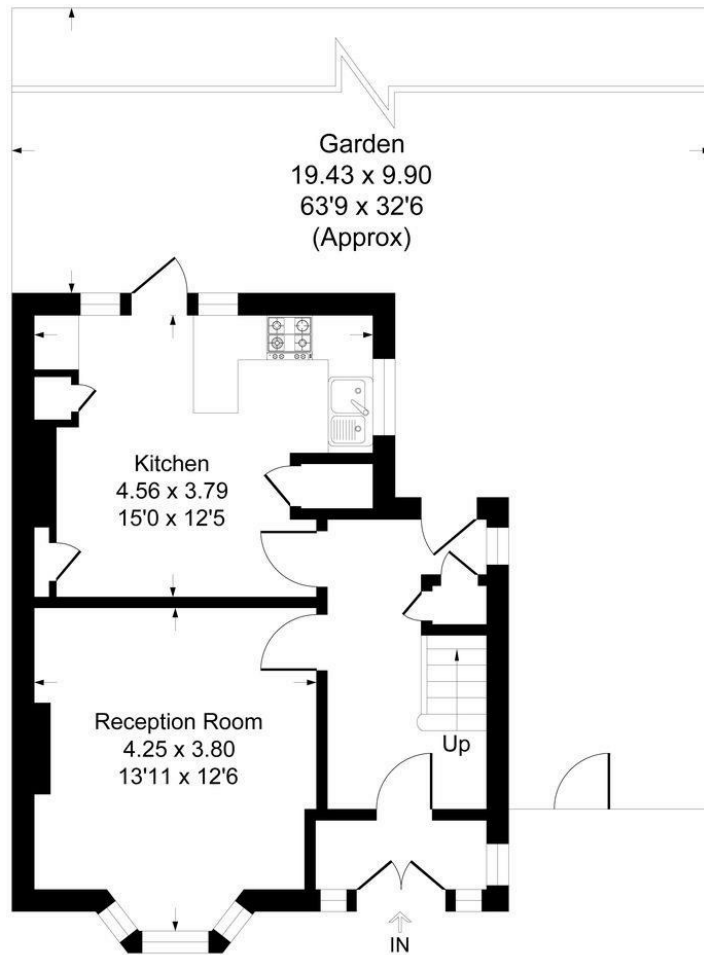
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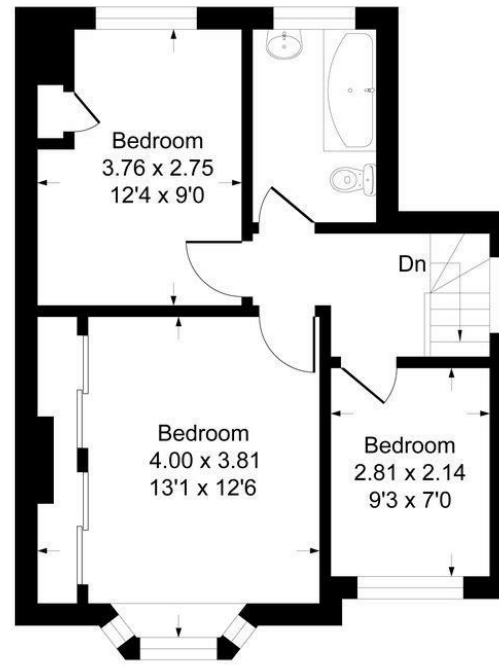
**Ground Floor**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

## The Green BR2

Approximate Gross Internal Area  
86.3 sq m / 930 sq ft



**First Floor**

**LOCAL AUTHORITY**

**TENURE**  
Freehold

**EPC RATING**  
D

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

**Sinclair Hammelton**

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