



homezone

£630,000 Freehold

**3 Boughton Avenue
Hayes**

Bromley, BR2 7PL

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- LARGE REAR OPEN PLAN EXTENSION
- ATTRACTIVE LOUNGE TO FRONT
- MODERN GLOSS KITCHEN SUITE
- SPACIOUS DRIVEWAY
- ATTRACTIVE LANDSCAPED REAR GARDEN
- LARGE SUMMER HOUSE
- QUIET LOCATION
- CLOSE TO PICKHURST/HAYES SCHOOLS



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Located in a very quiet residential road of Hayes, within easy reach of Hayes Village and Hayes Schools, is this attractive and beautifully presented three bedroom semi-detached family home which benefits from a substantial open plan rear extension creating a wonderful open plan kitchen, dining and family room experience.

The property comprises spacious entrance hall, neutrally decorated family formal lounge to front with shutters, a beautiful neutral high gloss kitchen suite with integrated dishwasher, built in high level oven and microwave, and spaces for appliances including a recess for American style fridge freezer (there is also a utility room for washing appliances and further refrigeration). The kitchen suite is open to a large dining area and further family area with double glazed French doors opening to a secluded decked patio area to side, and beautiful bi-folding doors opening wide to the rear garden. There is also a recently constructed shower room to the ground floor and a garage/store to the side of the house accessed via wooden gates to the front.

To the first floor are three good sized bedrooms and a spacious family bathroom, all presented in excellent decorative order.

There is a paved driveway to the front that can accommodate 2-3 cars and with walled boundaries and mature planters to front. The rear garden is predominantly landscape paved with constructed planting areas and steps down to the large summer house to the rear of the garden which benefits from power, lighting and heating.

Hayes and Pickhurst Schools are within easy reach, Pickhurst Park playing fields are just a short walk and Hayes Village is also close by with its admirable array of shops and restaurants/cafes.



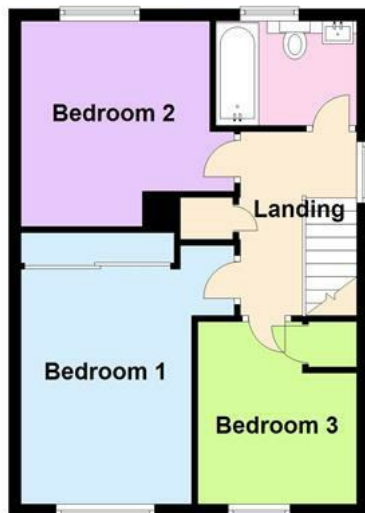
Ground Floor

Approx. 81.7 sq. metres (879.2 sq. feet)



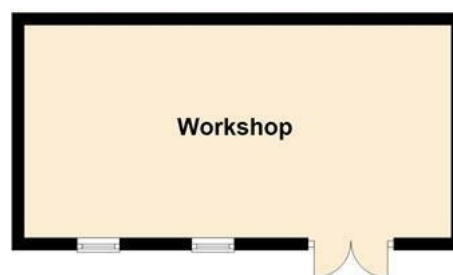
First Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 125.0 sq. metres (1345.8 sq. feet)

Entrance Hall

Covered entrance porch to front, painted wood front door with glass panels, wood effect LVT flooring, neutral emulsion painted walls, storage cupboard and under stairs storage cupboard, neutral stair carpet, radiator, ceiling light fitting.

Lounge

14'2 x 11'9 (4.32m x 3.58m)

White painted panelled door, wood effect LVT flooring, cream emulsion painted walls with coving, two double glazed windows with fitted shutters, light fitting with ceiling fan.

Rear Open Plan Kitchen/Diner/Family Room

24'5 x 16'2 (7.44m x 4.93m)

Wood effect LVT flooring, cream emulsion painted walls, neutral high gloss modern fitted kitchen suite with solid wood counter tops, electric hob with stainless steel extractor hood, high level double oven, high level integrated microwave, integrated dishwasher, recess for american fridge freezer, lots of storage, rear extension with sloping ceiling and two large velux windows, double glazed side French doors leading to decked side enclosure and bi-folding doors to the rear opening onto the garden.

Ground Floor Shower Room

6'9 x 4'10 (2.06m x 1.47m)

White painted door, wood effect LVT flooring, vanity unit with mounted wash basin and concealed cistern WC, large walk-in shower enclosure with tall glass panel, marble effect wall panels, double glazed window, chrome heated bathroom towel rail.

Utility Room

6'8 5'8 (2.03m 1.73m)

Wood effect LVT flooring, white emulsion painted walls, spot lights.

Attached Garage/Storage

15'1 x 6'10 (4.60m x 2.08m)

Wooden hinged gates to front, lighting and power. Note, this garage is not wide enough for a car.

Master Bedroom

14'5 mac x 9'9 (4.39m mac x 2.97m)

Solid wood panelled door, wood effect flooring, grey emulsion painted walls, coving, double glazed window with shutters, built in wardrobes with sliding doors, ceiling light fitting, radiator.

Bedroom 2

10'5 x 11'3 max, reducing to 9'7 (3.18m x 3.43m max, reducing to 2.92m)

Solid wood panelled door, white emulsion painted walls, double glazed window, ceiling light fitting with integrated fan, radiator.

Bedroom 3

9'7 max x 8'7 max (2.92m max x 2.62m max)

Solid wood panelled door, wood effect flooring, white emulsion walls with feature wall papered wall, built in storage cupboard, double glazed window with shutter, coving, radiator, ceiling light fitting.

Bathroom

7'7 x 5'5 (2.31m x 1.65m)

Solid wood panelled door, neutral colour stone effect ceramic wall and floor tiles, large white gloss vanity unit with top mounted wash basin and concealed cistern WC, white bath with shower over and glass shower screen, chrome heated towel rail, ceiling light fitting, two double glazed windows.

Outside

To the front is a paved driveway that can accommodate 2-3 cars, with walled boundaries and mature shrubs and bushes to brick planter. To the rear is a predominantly paved rear garden, with an enclosed decked recess accessed from the open plan living room French doors, fenced boundaries, planting areas, steps down to a large timber summer house which has power, lighting and heat, is current divided into 2 rooms but can be made fully open plan if required.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.