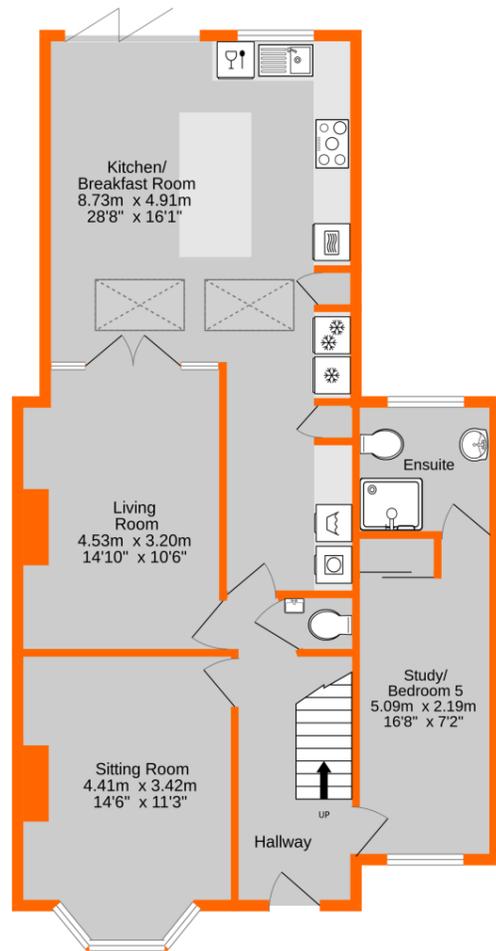
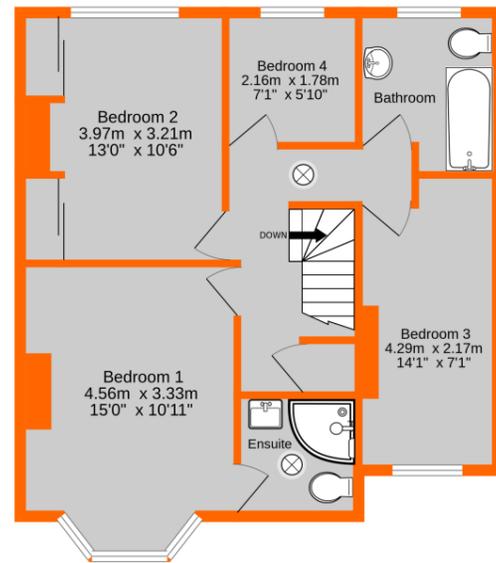


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
86.5 sq.m. (932 sq.ft.) approx.



1st Floor
57.8 sq.m. (622 sq.ft.) approx.



TOTAL FLOOR AREA : 144.3 sq.m. (1553 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2025



Viewing by appointment with our West Wickham Office - 020 8460 7252

129 Pickhurst Lane, Hayes, Bromley, Kent BR2 7HU

£775,000 Freehold

- Four/Five Bedroom Semi Detached.
- Bedroom Five With En Suite Wet Room.
- 62' x 29' Westerly Facing Garden.
- Convenient Number Local Schools.
- Impressive 28' 8" (max) Kitchen/Breakfast Room.
- White Bathroom & En Suite Shower Room.
- Off Street Parking for Three Vehicles.
- About 0.5 Mile Hayes Station.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
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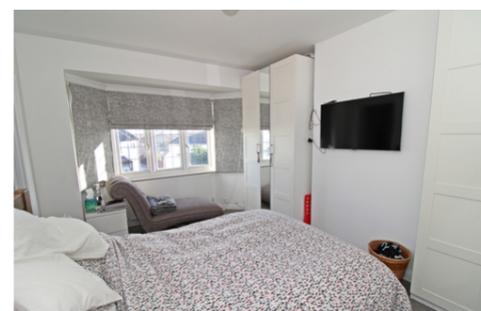


129 Pickhurst Lane, Hayes, Bromley, Kent BR2 7HU

Deceptive, extended four/five bedroom semi detached family home, in a convenient location for a number of sought after local schools and about 0.5 of a mile from Hayes Station. Two reception rooms with the sitting room having double doors to the impressive, extended L shaped 28' 8" kitchen/dining room with an extensive range of cream and wood effect fronted units, various integrated appliances and space for a dining table. From the kitchen there are double glazed bi-folding doors to the garden. White suite cloakroom and the ground floor bedroom has a white suite wet room. Four bedrooms to the first floor with the main bedroom having a white en suite shower room and the second bedroom has fitted wardrobes. Bedroom four makes an ideal study and there is a white suite bathroom. Gas fired heating with radiators via a Worcester boiler and double glazing. Brick pavior hardstanding for three vehicles to the front and 62' west facing garden with lawn area, various shrubs and trees.

Location

This property is in the section of Pickhurst Lane between the entrances to Crest Road. Hayes Station and shops in Station Approach are within walking distance, about 0.5 of a mile away. Bus services pass along Pickhurst Lane. Local schools include Pickhurst and Hawes Down Infant and Juniors, Hayes Secondary school off Baston Road and Hayes Primary School off George Lane. Pickhurst Recreation Ground is off Pickhurst Lane. Hayes Common can be accessed off Warren Road. Bromley High Street with The Glades shopping centre and Bromley South station is about 1.7 miles away.



Ground Floor

Entrance

Via covered porch and part double glazed front door to:

Hallway

4.94m x 1.90m (16' 2" x 6' 3") Radiator, Karndean wood effect flooring, coving, understairs cupboard housing the gas and electric meters and consumer unit

Cloakroom

1.10m x 0.83m (3' 7" x 2' 9") White suite of low level w.c. and wash basin with a chrome mixer tap, extractor fan, white part tiled walls, ceiling downlights

Sitting Room

4.41m into bay x 3.42m into alcoves (14' 6" x 11' 3") Double glazed leaded light front bay window, radiator, cornice

Living Room

4.53m x 3.2m into alcoves (14' 10" x 10' 6") Karndean wood effect flooring, double radiator, double doors to:

Kitchen/Breakfast Room

8.73m x 4.91m reducing to 2.10m (6' 11") (28' 8" x 16' 1") Double glazed bi folding doors to garden, double glazed rear window, two double glazed ceiling skylights, Karndean wood effect flooring, radiator, ceiling downlights, appointed with wood effect and cream fronted fitted wall and base units and drawers, Quartz upstand and worksurface including to the island unit with a breakfast bar, AEG induction hob with a Faber extractor unit above, Blanco stainless steel sink with a chrome mixer tap, AEG built in dishwasher, AEG twin ovens, tall AEG fridge and freezer, tall larder unit, tall storage unit, plumbing/space for washing machine, space for tumble dryer, second radiator

Study/Bedroom 5

5.09m x 2.19m (16' 8" x 7' 2") Double glazed leaded light front window, radiator, fitted double wardrobe with two mirror fronted sliding doors, ceiling downlights, door to

En Suite Shower Room

2.17m x 1.97m (7' 1" x 6' 6") Double glazed rear window, tiled floor with electric underfloor heating, tiled shower with a chrome shower and hand shower and two glass screens, white low level w.c. and wash basin with a chrome mixer tap, white ladder style radiator, ceiling downlights, extractor fan

First floor

Landing

L shape with access to loft via wooden ladder, Worcester boiler and a hot water tank to loft with insulation and light, storage cupboard and ceiling light tube

Bedroom 1

4.56m into bay x 3.33m into alcoves (15' 0" x 10' 11") Double glazed leaded light front bay window, radiator, door to:

En Suite Shower

2.04m x 1.67m (6' 8" x 5' 6") Tiled shower with a chrome shower and hand shower, sliding door and a white shower tray, white low level w.c. and wash basin with two white drawers beneath and a chrome mixer tap, chrome ladder style radiator, white part tiled walls, ceiling downlights, ceiling light tube, extractor fan, Karndean wood effect flooring

Bedroom 2

3.97m x 3.21m into alcoves (13' 0" x 10' 6") Double glazed rear window, radiator, picture rail, fitted double wardrobe with two sliding doors and double airing cupboard with slatted shelves having two sliding doors, both having a high level double cupboard above plus two single high level cupboards

Bedroom 3

4.29m x 2.17m (14' 1" x 7' 1") Double glazed leaded light front window, radiator, ceiling downlights

Bedroom 4

2.16m x 1.78m (7' 1" x 5' 10") Double glazed rear window, radiator

Bathroom

2.16m x 2.45m reducing to 1.73m (5' 8") (7' 1" x 8' 0") Double glazed rear window, white suite of bath with a chrome shower and hand shower over to one end, low level w.c. and pedestal wash basin with a chrome mixer tap, white ladder style radiator, tiled walls to two sides of the bath, otherwise part tiled walls, ceiling downlights

Outside

Rear Garden

19.10m x 8.90m (62' x 29') Westerly facing with concrete side access with wooden gate to front, outside tap and electric socket, paved path to rear of house, concrete path leading down the garden, shrubs and trees, lawn area

Front Garden

Brick pavior parking for three vehicles, outside tap and electric socket

Additional Information

Council Tax

London borough of Bromley – Band E. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage