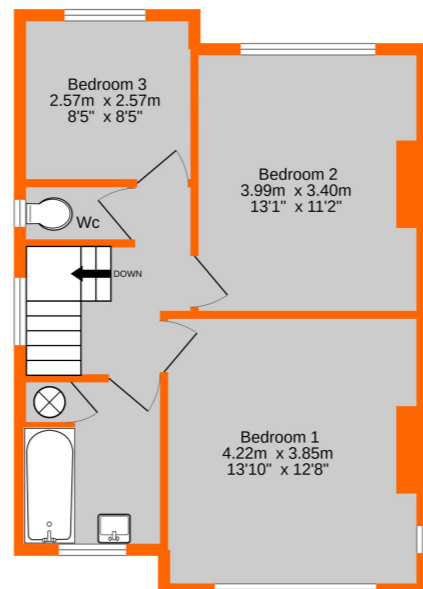
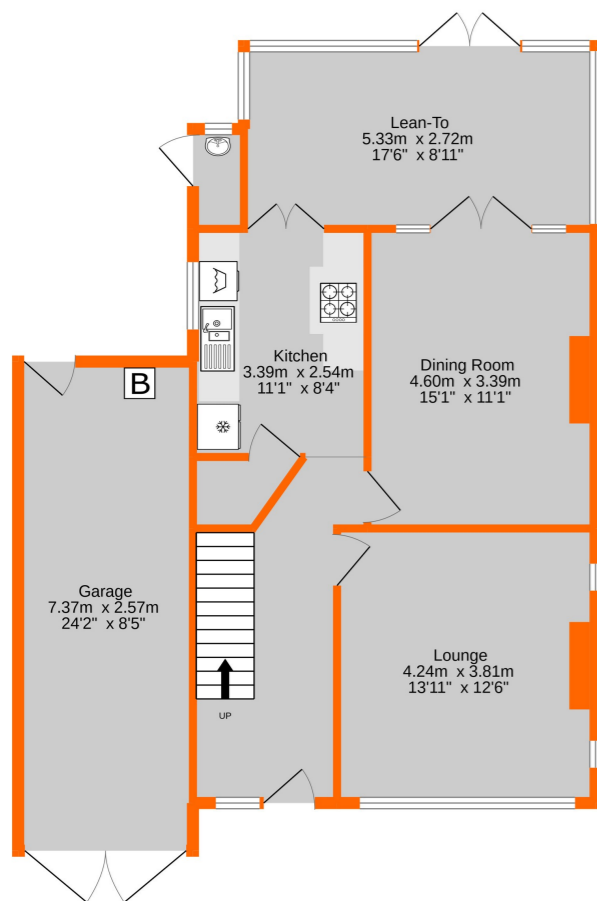


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

1st Floor



Garage Sq.M Not Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 113.1 sq.m. (1217 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2022



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

19 Hayes Chase, West Wickham, Kent BR4 0HU

£850,000 Freehold

- Three Bedroom Detached.
- Two Reception Rooms.
- 125ft x 33ft Rear Garden.
- Popular Location For Schools.
- Some Original Features.
- Double Glazing & Central Heating.
- Garage & Off Street Parking.
- Scope To Extend S.T.P.P.

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.
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 For further details please visit our website - www.proctors.london



19 Hayes Chase, West Wickham, Kent BR4 0HU

Three bedroom detached family home being ideally located in this popular tree lined road, enjoying a 125' x 33' rear garden and having extension potential, subject to the necessary planning consents. Local schools include Pickhurst Primary and the ever popular LANGLEY PARK SECONDARY SCHOOLS. Two reception rooms including the 13' 11" living room, kitchen with wooden fronted units and pantry cupboard. Three bedrooms and good size white bathroom suite. Gas fired central heating with radiators and double glazing where listed. Attached 24' 2" x 8' 5" garage and gravel driveway providing parking for two cars to the front. The mature rear garden is laid mainly to lawn with trees, shrubs and a large timber shed. The property also retains some original features including panelled doors and some stained glass windows.

Location

Hayes Chase is located of Pickhurst Lane and ideally located for a selection of local schools include the popular Pickhurst Infant and Juniors (Ofsted outstanding) and the sought after Langley Park Secondary schools. Local shops are a short walk away at junction of Pickhurst Lane and Westmoreland Road. Bus services pass along Westmoreland Road including the new Superloop bus route connecting Bromley and Croydon. Bromley High Street with The Glades Shopping Centre and Bromley South Station are about 1.3 miles away.



Ground Floor

Covered Porch

tiled flooring, hardwood glazed front door with leaded light window, circular stained glass window

Lounge

13' 11" x 12' 6" (4.24m x 3.81m) double glazed leaded light window to front, picture rail, two arched stained glass leaded light windows to side, open fire with brick hearth and wooden mantle, double radiator

Dining Room

15' 1" x 11' 1" (4.60m x 3.38m) timber glazed French doors to rear, side windows, picture rail, double radiator, Amtico stripped flooring, open fire with marble hearth and wooden surround, wall lights

Kitchen

11' 1" x 8' 4" (3.38m x 2.54m) double glazed window to side, double glazed French doors to lean-to, range of wood effect wall and base units, drawer units, stainless steel sink and chrome mixer tap, stainless steel electric oven, 4-ring gas hob, extractor hood over, space for washing machine and fridge/freezer, integrated dishwasher, glazed display cupboard, pantry cupboard

Lean-To

170' 6" x 8' 11" (51.97m x 2.72m) glazed doors and windows to rear

First Floor

Landing

leaded light stained glass window to side, picture rail, access to loft

Bedroom 1

13' 10" x 12' 8" (4.22m x 3.86m) double glazed leaded light window to front, leaded light arched window to side, radiator, picture rail

Bedroom 2

13' 1" x 11' 2" (3.99m x 3.40m) double glazed window to rear, radiator, picture rail

Bedroom 3

8' 5" x 8' 5" (2.57m x 2.57m) double glazed window to rear, radiator, picture rail

Separate WC

window to side, white low level wc, dado rail

Bathroom

7' 8" x 7' 0" (2.34m x 2.13m) double glazed leaded light window to front, panelled bath with chrome mixer shower, pedestal wash basin, heated towel rail, airing cupboard housing cylinder and storage space, tiled walls

Outside

Rear Garden

125ft x 33ft (38.1m x 10.0m) fenced with large lawn, mature trees and shrubs, timber shed, outside storage cupboard, access to garage, outside tap, side access

Garage

24' 2" x 8' 5" (7.37m x 2.57m) up and over door, power and light, Vaillant wall mounted boiler

Front Garden

gravel driveway providing parking for two cars with lawn area

Additional Information

Council Tax Band F

London Borough of Bromley - Band F

