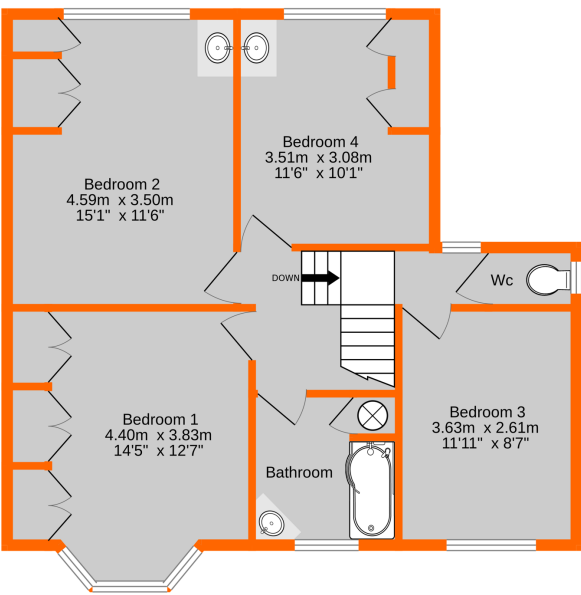
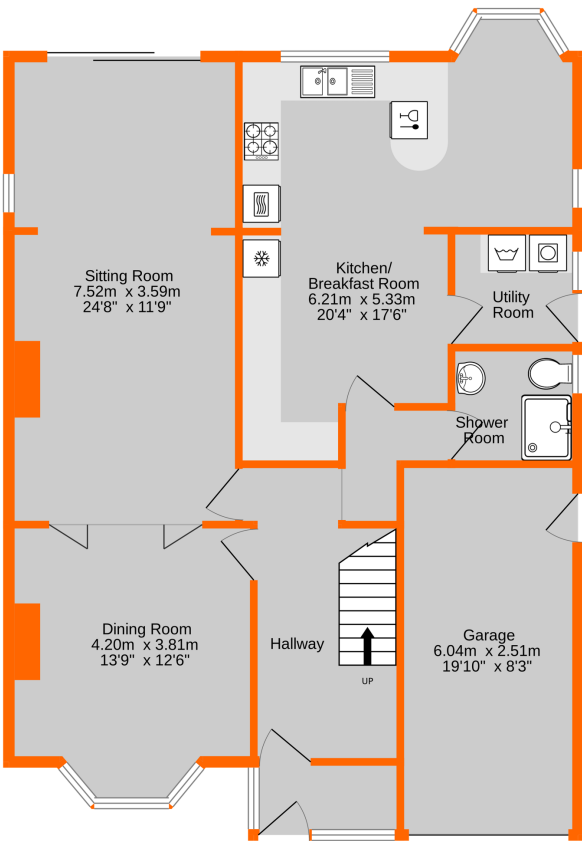


Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	56	73		
A				
B				
C				
D				
(55-68)				
E				
(39-54)				
F				
(21-38)				
G				
(1-20)				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				



Ground Floor
105.3 sq.m. (1133 sq.ft.) approx.

1st Floor
67.2 sq.m. (724 sq.ft.) approx.



TOTAL FLOOR AREA : 172.5 sq.m. (1857 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

72 Hayes Chase, West Wickham, Kent BR4 0JA

£1,000,000 Freehold

- Extended Four Bedroom Detached.
- Extension Potential S.T.P.P.
- Requires Modernisation & Improvement.
- Garage & Off Street Parking.
- Four Double Bedrooms.
- 20' 4" x 17' 6" Kitchen/Breakfast Room.
- Downstairs Shower & W.C.
- Convenient Langley & Pickhurst Schools.

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



72 Hayes Chase, West Wickham, Kent BR4 0JA

Full of character and potential, this handsome four-bedroom detached home is ideally located for excellent local schools including LANGLEY PARK and PICKHURST INFANTS AND JUNIORS. Requiring a programme of renovation and modernisation, the generous layout includes two reception rooms, a kitchen/ diner with wooden fronted units, Neff stainless steel oven and grill and plumbing and space for a dishwasher and fridge/freezer. There is a utility room with space for a washing machine and tumble dryer, and a separate shower room with sink and low level wc, all must haves for the growing family. Upstairs, you'll find four double bedrooms, a family bathroom, and a separate WC. The mature 135' x 34' garden is a standout feature, with a paved terrace, level lawn, and garden office/store. A garage and off-street parking for two cars complete the picture, with scope for further enhancement, subject to the usual consents.

Location

Hayes Chase is off Pickhurst Lane. Local schools include the popular Pickhurst Infant and Juniors and Langley Park Secondary. Shops at junction of Pickhurst Lane and Westmoreland Road. Bus services pass along Westmoreland Road to Bromley High Street with The Glades Shopping Centre and Bromley South Station about 1.3 miles away.



Ground Floor

Entrance Porch

Enclosed porch with glazed door and windows, tiled floor, wooden front door and double glazed leaded light windows to:

Hallway

5.05m x 2.30m (16' 7" x 7' 7") 5.05m x 2.30m (16' 7" x 7' 7") Double radiator, panelled walls and plate rail, understairs cupboard with light

Dining Room

4.20m x 3.81m (13' 9" x 12' 6") Double glazed timber leaded light windows to front, radiator, plate rail, glazed window and doors to living room

Sitting Room

7.52m x 3.59m (24' 8" x 11' 9") Double glazed aluminium sliding doors to rear, double glazed timber window to side, double radiator, stone fireplace with coal effect gas fire, picture rail

Kitchen/Breakfast Room

6.21m x 5.33m (20' 4" x 17' 6") Double glazed timber windows to rear and side, glazed door to utility room, radiator, range of wooden units and drawers with laminate worksurface over, double stainless steel sink with drainer and chrome tap, tiled splashback, Neff wall oven and grill, four ring gas hob with Neff extractor fan over, space/plumbing for freestanding fridge and dishwasher, wood effect laminate flooring

Utility Room

2.27m x 1.63m (7' 5" x 5' 4") Timber and glazed door and window to side, space/plumbing for washing machine, tumble dryer and freestanding freezer, two gloss white cupboards and laminate worksurface over

Shower Room

1.98m x 1.71m (6' 6" x 5' 7") Double glazed window to side, radiator, shower cubicle with chrome shower head, sink with chrome taps and two door cupboard beneath, low level w.c., tiled splashback, wood effect laminate flooring

First Floor

Landing

Double glazed window to rear, loft hatch with drop down ladder

Bedroom 1

4.4m x 3.83m (14' 5" x 12' 7") Double glazed window to front, radiator, six door fitted wardrobe with hanging space and drawers, picture rail

Bedroom 2

4.59m x 3.50m (15' 1" x 11' 6") Double glazed window to rear, radiator, three door fitted wardrobe with cupboards above, sink with chrome taps and vanity unit beneath.

Bedroom 3

3.63m x 2.61m (11' 11" x 8' 7") Double glazed small bay window to front, radiator, picture rail

Bedroom 4

3.51m x 3.08m (11' 6" x 10' 1") Double glazed window to rear, radiator, picture rail, sink with chrome taps and cupboard beneath, fitted wardrobe with two doors and cupboards above

Bathroom

2.35m x 2.29m (7' 9" x 7' 6") Double glazed leaded light window to front, white shaped bath with chrome hand shower, sink with chrome mixer tap and vanity cupboard beneath, airing cupboard housing the hot water tank, chrome heated towel rail, tiled walls and vinyl flooring

Separate W.C.

1.30m x 0.79m (4' 3" x 2' 7") Double glazed window to side, low level w.c., wood effect laminate flooring,

Outside

Rear Garden

27.97m x 10.38m (91' 9" x 34' 1") Paved terrace to side and rear, outside tap, pavior path to level lawn with mature shrubs and hedges, pond, wrought iron gate to one side. Garden Office/Store 4.82m x 4.78m (15' 10" x 15' 8") with double glazed windows to front and side with light and power. Greenhouse, further paved terrace with wooden garden shed

Garage

6.04m x 2.51m (19' 10" x 8' 3") Up and over door, strip light, wall mounted Worcester Bosch boiler

Front Garden

Paved driveway with off street parking for two cars, shrub borders and Acer tree

Additional Information

Council Tax

London borough of Bromley – Band G. 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