

83 Hayes Chase, West Wickham, Kent BR4 0HX

Handsome double fronted four/five bedroom detached family home, in this sought after road, in a convenient location for a number of popular local schools and enjoying an attractive 126' rear garden. Two generous reception rooms, including the 26' 10" double aspect living room, with double doors to the extended, bright 28' 3" kitchen/breakfast room, having double glazed doors and a wide double glazed window overlooking the garden. Beautifully appointed kitchen with cream fronted fitted units, granite work surfaces and various integrated appliances. Utility room and white suite cloakroom off the inner hallway. Main bedroom with white en-suite shower room, bedrooms two and three have fitted wardrobes and white suite family bathroom, having a shaped shower bath. Fifth bedroom and L shaped study/storage room to the loft conversion. Gas fired heating with radiators via a Vaillant boiler and double glazing. Front garden laid to block paviors, providing parking for three/four vehicles. Rear garden with wide paved terrace, laid mainly to lawn with established shrub borders and fruit trees.

Location

Hayes Chase is off Pickhurst Lane. Local schools include the popular Pickhurst Infant and Juniors and Langley Park Secondary schools. There are shops at the junction of Pickhurst Lane and Westmoreland Road. Bus services pass along Westmoreland Road to Bromley High Street, about 1.3 miles away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. West Wickham Station is about one mile away and there are a range of shops, restaurants and coffee shops in Station Road and West Wickham High Street beyond. Langley Park Golf Course is off Barnfield Wood Road. Pickhurst recreation ground is off Pickhurst Lane. Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



Ground Floor

Entrance Porch

Via covered porch and part double glazed front door to:

Hallway

5.44m x 2.13m (17' 10" x 7' 0") Dado rail, cornice, radiator, under stairs cupboard with light housing the gas and electric meters and consumer units

Inner Hallway

2.79m including cupboards x 2.53m (9' 2" x 8' 4") Four tall coat/storage cupboards with lights, coving and ceiling downlights

Cloakroom

2.06m x 1.15m (6' 9" x 3' 9") Double glazed side window, white wash basin with a white double cupboard beneath and concealed cistern low level w.c., tiled floor, chrome ladder style radiator, ceiling downlights, extractor fan

Utility Room

2.07m x 1.14m (6' 9" x 3' 9") Double wall cupboard housing the Vaillant boiler, plumbing/space for washing machine, tiled floor, ceiling downlights, chrome ladder style radiator, granite effect work surface

Through Living Room

8.17m x 3.62m reducing to 3.31m (10' 10") (26' 10" x 11' 11") Double glazed front window, cornice, log burner with a Limestone fire surround, composite slips and hearth, double and two single radiators, arched part glazed doors to kitchen/breakfast room

Dining Room

5.58m x 2.55m (18' 4" x 8' 4") Double glazed front window, cornice, dado rail, wood effect laminate flooring, radiator

Kitchen/Breakfast Room

8.62m x 3.56m (28' 3" x 11' 8") Double glazed doors and windows to rear, wide double glazed rear window overlooking the garden, appointed with cream fronted fitted wall and base units and drawers, Rangemaster stainless steel sink with a chrome mixer tap and drainer cut into the granite work surfaces, tiled splashback, Bosch stainless steel five burner gas hob with a stainless steel extractor canopy above, built in Bosch dishwasher, pull out larder unit, tall storage unit, two magic corner units, Lamona microwave and Bosch stainless steel electric double oven, Neff fridge/freezer, tiled floor with electric underfloor heating, ceiling downlights, double radiator

First Floor

Split Landing

Cornice, dado rail, radiator, staircase to second floor

Bedroom 1

4.51m x 2.54m (14' 10" x 8' 4") Double glazed front window, coving, radiator, door to:

En Suite Shower

3.46m x 2.61m reducing to 2.06m (6' 9") (11' 4" x 8' 7") Double glazed rear window, corner tiled shower with a white shower tray, sliding door, chrome shower and hand shower, white low level w.c. and wash basin with a chrome mixer tap having a double cupboard beneath, tiled floor with electric underfloor heating, part tiled walls, ceiling downlights, extractor fan

Bedroom 2

4.28m x 3.08m to bed recess (14' 1" x 10' 1") Double glazed front window, double and three single fitted wardrobes, two double high level storage cupboards above bed recess, two bedside cupboards and low level cupboard with shelving above, radiator, cornice

Bedroom 3

3.80m x 3.37m into wardrobes (12' 6" x 11' 1") Double glazed rear window, radiator, cornice, two double fitted wardrobes with three high level cupboards above the bed recess

Bedroom 4

3.02m x 2.43m (9' 11" x 8' 0") Double glazed front window, double radiator, coving

Bathroom

2.49m x 1.99m (8' 2" x 6' 6") Double glazed rear window, white suite of shaped shower bath with a chrome shower and hand shower, concealed cistern low level w.c. and wash basin with three drawers beneath, two chrome ladder style radiators, mirror fronted door to airing cupboard housing hot water tank, tiled floor, ceiling downlights, tiled walls to two sides of the bath otherwise part tiled walls

Second Floor

Small Landing

Double glazed rear Velux window

Bedroom 5

3.46m x 2.67m (11' 4" x 8' 9") Two double glazed rear Velux windows, two eaves storage cupboards, radiator, ceiling downlights

Study/Storage Room

2.69m x 2.31m (8' 10" x 7' 7") 5.09m x 2.96m reducing to 1.21 (4' 0") (16' 8" x 9' 9") plus 2.69m x 2.31m (8' 10" x 7' 7") L shaped room with two double glazed front and one double glazed side Velux windows to sloping ceilings, radiator, ceiling downlights

Outside

Front Garden

Block pavior hardstanding providing parking for three/four vehicles, attractive shrub/flower borders

Rear Garden

38.50m x 10.80m (126' x 35') Wide paved terrace to rear of house and block pavior side access with a gate to the front, outside tap, laid mainly to lawn, established shrub borders and trees including two apple trees and one plum tree, timber shed, double power point

Additional Information

Council Tax

London borough of Bromley – Band F. 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