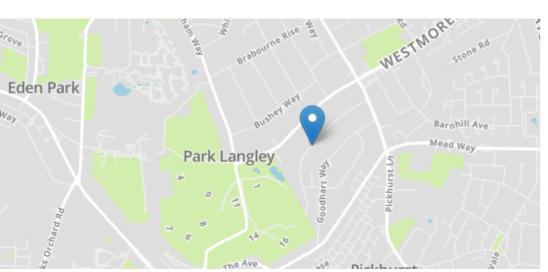
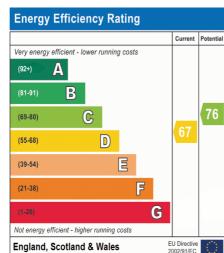
### West Wickham Office

- 10 318 Pickhurst Lane, West Wickham, BR4 OHT
- 020 8460 7252
- westwickham@proctors.london







Ground Floor 96.0 sq.m. (1034 sq.ft.) approx

Kitchen/Breakfast Room
8 62m x 3.56m
26 3 x 116\*

We liner
Hallway

We liner
Hallway

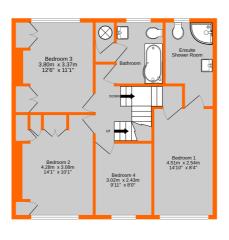
Hallway

Hallway

Hallway

Hallway

1st Floor 66.3 sq.m. (714 sq.ft.) approx.

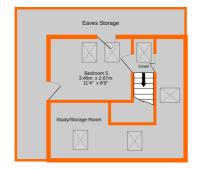


2nd Floor 28.8 sq.m. (310 sq.ft.) approx.

Eaves Storage Sq.M Not Included In Total Approx. Floor Area

TOTAL FLOOR AREA: 191.2 sq.m. (2058 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only



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



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

# 83 Hayes Chase, West Wickham, Kent BR4 0HX

# £1,200,000 Freehold

- Four/Five Bedroom Detached Home.
- Bright 28' 3" Kitchen/Breakfast Room.
- Utility Room & Cloakroom.
- Established 126' Rear Garden.

- Two Generous Reception Rooms.
- White Bathroom & En-suite Shower.
- Convenient Langley & Pickhurst Schools.
- About 1 Mile West Wickham Station.

318 Pickhurst Lane, West Wickham, BR4 0HT

**2** 020 8460 7252

westwickham@proctors.london







# 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, comice, radiator, 4.51m x 2.54m (14' 10" x 8' 4") Double glazed front window, under stairs cupboard with light housing the gas and electric coving, radiator, door to: meters and consumer units

#### Inner Hallway

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 4.28m x 3.08m to bed recess (14' 1" x 10' 1") Double glazed 38.50m x 10.80m (126' x 35') Wide paved terrace to rear or radiator, ceiling downlights, extractor fan

## **Utility Room**

2.07m x 1.14m (6' 9" x 3' 9") Double wall cupboard housing the radiator, cornice 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 3.02m x 2.43m (9' 11" x 8' 0") Double glazed front window, Utilities and two single radiators, arched part glazed doors to double radiator, coving 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

windows to rear, wide double glazed rear window overlooking otherwise part tiled walls the garden, appointed with cream fronted fitted wall and base units and drawers, Rangemaster stainless steel sink with a Second Floor chrome mixer tap and drainer cut into the granite work surfaces, tiled splashback, Bosch stainless steel five burner gas Small Landing 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

#### **En Suite Shower**

3.46m x 2.61m reducing to 2.06m (6' 9") (11' 4" x 8' 7") Double 2.79m including cupboards x 2.53m (9' 2" x 8' 4") Four tall glazed rear window, corner tiled shower with a white shower coat/storage cupboards with lights, coving and ceiling tray, sliding door, chrome shower and hand shower, white low level w.c. and wash basin with a chrome mixer tap having a  $\,$  Front Garden double cupboard beneath, tiled floor with electric underfloor Block pavior hardstanding providing parking for three/four heating, part tiled walls, ceiling downlights, extractor fan

#### Bedroom 2

front window, double and three single fitted wardrobes, two house and block pavior side access with a gate to the front, double high level storage cupboards above bed recess, two outside tap, laid mainly to lawn, established shrub borders and bedside cupboards and low level cupboard with shelving above, trees including two apple trees and one plum tree, timber shed,

#### 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 Council Tax three high level cupboards above the bed recess

#### Bedroom 4

#### 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, 8.62m x 3.56m (28' 3" x 11' 8") Double glazed doors and tiled floor, ceiling downlights, tiled walls to two sides of the bath



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

#### 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 shape room with two double glazed front and one double glazed side Velux windows to sloping ceilings, radiator, ceiling downlights

### Outside

vehicles, attractive shrub/flower borders

#### Rear Garden

double power point

### **Additional Information**

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

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