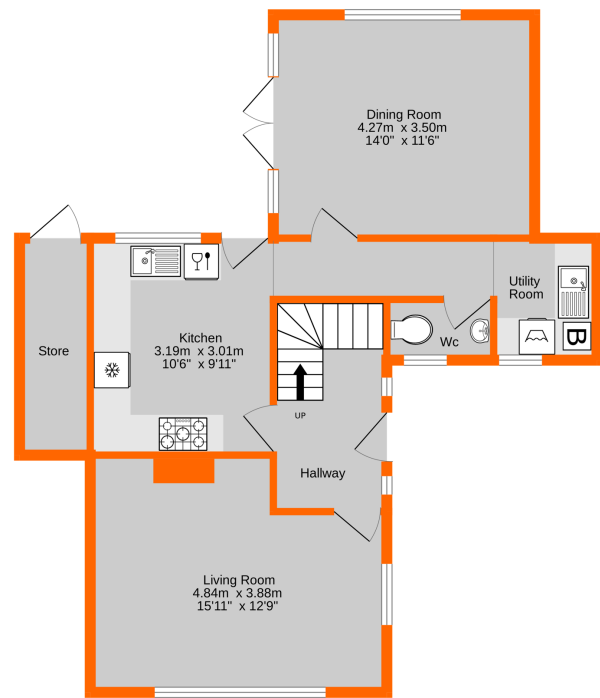


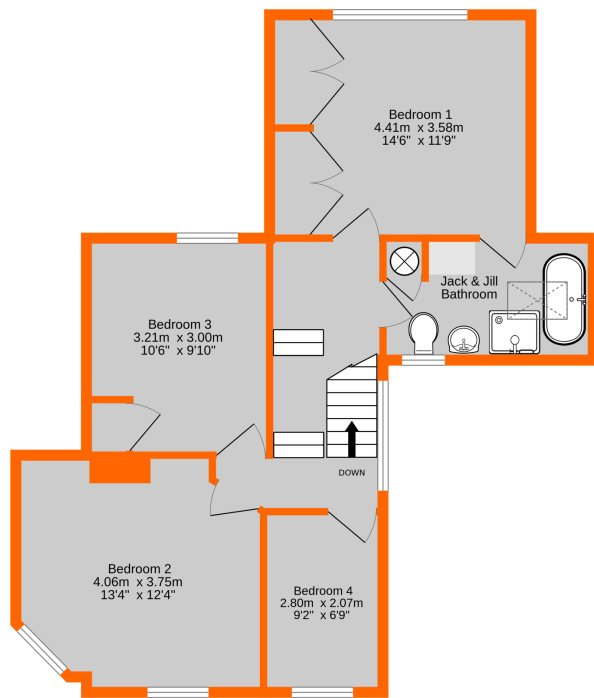
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Ground Floor
62.4 sq.m. (672 sq.ft.) approx.



1st Floor
62.1 sq.m. (669 sq.ft.) approx.



TOTAL FLOOR AREA : 124.6 sq.m. (1341 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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George Proctor & Partners trading as Proctors

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

38 Hayes Hill, Hayes, Bromley, Kent BR2 7HW

Guide Price £865,000 Freehold

- Four Bedroom Family Home.
- Great Charm & Character.
- Kitchen & Utility By Great British Kitchens.
- Attractive 125' L Shape Garden.
- Convenient Location Number of Schools.
- Two Delightful Reception Rooms.
- White Cloakroom & Bathroom.
- 0.4 Mile Shops & Hayes Station.

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38 Hayes Hill, Hayes, Bromley, Kent BR2 7HW

Handsome, CHARMING, extended four bedroom end terrace (of three) family home, built in 1927 and in a convenient location for a number of SOUGHT AFTER LOCAL SCHOOLS, including PICKHURST and HAWES DOWN Infant and Juniors and HAYES PRIMARY and SECONDARY schools. HAYES STATION is about 0.4 of a mile away. This home has GREAT CHARACTER, including original leaded light windows (although some have leaded light double glazing). Two delightful reception rooms, with the living room having an attractive cast iron fireplace. Kitchen and utility room by Great British kitchens with granite work surfaces and built in appliances. White suite cloakroom and Jack and Jill bathroom with a double ended bath and tiled shower. Bedrooms one and three have built in wardrobes. Gas fired heating with radiators. 125' long, attractive L shape rear garden with a crazy paved terrace on two levels, laid mainly to lawn, various established shrubs, trees and holly and laurel hedges. Driveway for two vehicles. There is a flying freehold between 38 and 40 Hayes Hill.

Location

This property is the first house on the right in Hayes Hill at the junction with Hayes Hill Road. Local schools include the sought after Hayes Secondary and Primary, Pickhurst Infant and Junior schools. Hayes station and shops in Station Approach are about 0.4 of a mile away. Bus services pass along Pickhurst Lane. Bromley High Street is about 2 miles away with a range of amenities including The Glades shopping centre and Bromley South station. There are various open spaces including Pickhurst Recreation Ground off Pickhurst Lane, Norman Park at the junction of Hayes Lane and Mead Way and Hayes Common off Warren Road.



Ground Floor

Entrance

Via front door to:

Hallway

2.60m x 1.68m (8' 6" x 5' 6") Two arched leaded light side window, double radiator, slate tiled floor, under stairs storage cupboard housing the gas and electric meters

Living Room

4.84m x 3.88m reducing to 2.94m (9' 8") (15' 11" x 12' 9") Leaded light front and side windows, plate rail, exposed waxed floorboards, cast iron fireplace with a slate hearth, deep serving hatch/cupboard to kitchen, double radiator

Kitchen

3.19m x 3.01m (10' 6" x 9' 11") Leaded light rear window, part glazed door to garden, appointed with cream painted fitted wall and base units and drawers by Great British Kitchens, granite work surfaces and upstands, butler sink with a brushed steel mixer tap, integrated Bosch dishwasher and fridge, space for range style oven with an extractor unit above, original tall storage cupboard with three sets of double doors, ceiling downlights, slate tiled floor, larder unit

Inner Hallway

3.72m x 0.90m (12' 2" x 2' 11") Slate tiled floor, ceiling downlights

Dining Room

4.27m x 3.50m (14' 0" x 11' 6") Leaded light double doors and windows to side, leaded light double glazed rear window, double radiator, coving, oak flooring

Utility Room

1.94m x 1.31m (6' 4" x 4' 4") Double glazed leaded light front window, cream base and wall units by Great British Kitchens, one housing the Ideal boiler, granite work surfaces and upstands, plumbing/space for washing machine, Leibherr built in freezer, stainless steel sink and drainer with a chrome mixer tap, slate tiled floor

Cloakroom

1.73m x 0.89m (5' 8" x 2' 11") Double glazed leaded light front window, white corner wash basin and low level w.c., dado rail, slate tiled floor

First Floor

Landing

On two levels with leaded light side window, access to loft via aluminium ladder, light, insulation and some boarding

Bedroom 1

4.41m including wardrobes x 3.58m (14' 6" x 11' 9") Double glazed rear window, double radiator, two double built in wardrobes, access to loft via aluminium ladder, light, insulation and some boarding, door to bathroom

Bedroom 2

4.06m x 3.75m (13' 4" x 12' 4") Two leaded light front windows, double radiator, tiled and painted fireplace with a slate hearth, exposed waxed floorboards, picture rail

Bedroom 3

3.21m x 3.00m (10' 6" x 9' 10") Leaded light rear window, radiator, picture rail, built in shallow wardrobe

Bedroom 4

2.80m x 2.07m (9' 2" x 6' 9") Leaded light front window, double radiator

Jack and Jill Bathroom

3.42m x 2.04m (11' 3" x 6' 8") Accessed from landing and bedroom 1, white suite of double ended bath, tiled shower with a glass screen and door, white shower tray and chrome shower, white wash basin with a double cupboard beneath and concealed cistern low level w.c., leaded light front window, ladder style radiator, airing cupboard housing hot water tank, wall and base cupboards, tiled floor, ceiling downlights, double glazed side Velux window

Outside

Front Garden

Driveway for two cars, Laurel hedge, lawn, shrub border

Rear Garden

38.0m x 13.80m (125' x 45') reducing to 9.0m (29') L shape with crazy paved path around the rear of the house, crazy paved terrace with steps up to a further crazy paved terrace with shrub borders, laid mainly to lawn with holly and laurel hedges, various trees, shrubs and a timber shed to the rear of the garden, outside store to rear of house, outside tap and lights, side access with metal gate to front

Additional Information

Council Tax

London Borough of Bromley - Band D. 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 AND checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

There is a Flying Freehold between numbers 38 and 40 Hayes Hill. Part of the second bedroom is over the entrance porch of number 40 Hayes Hill and part of the first floor accommodation of number 40 is over the garden store of number 38 Hayes Hill.