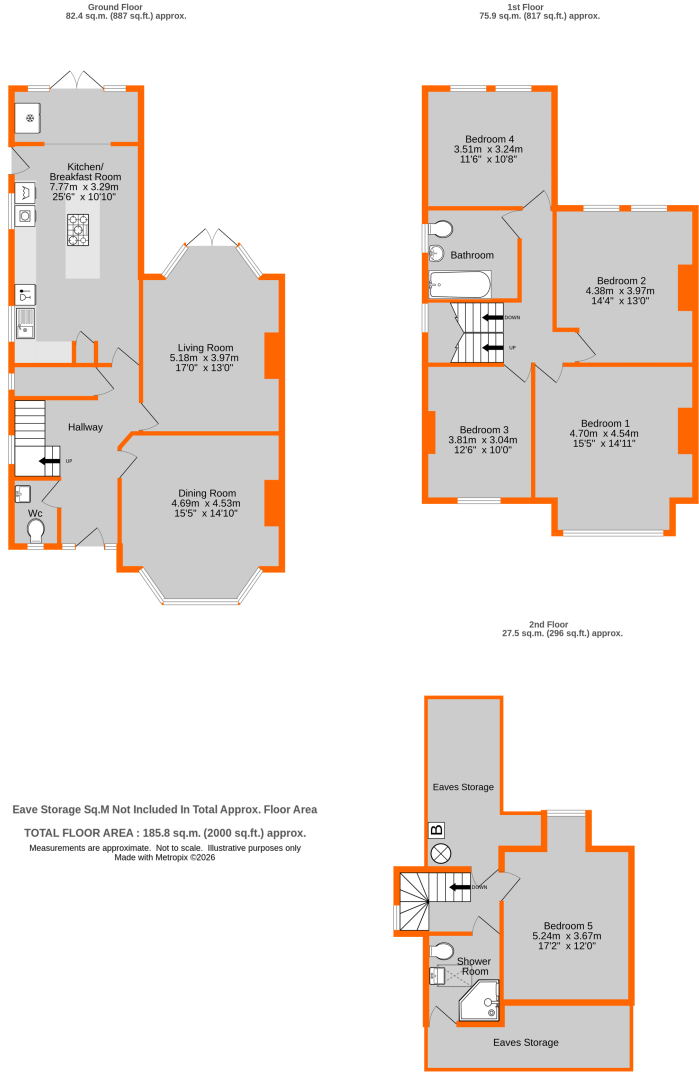


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Eave Storage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 185.8 sq.m. (2000 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our West Wickham Office - 020 8460 7252

85 Hayes Road, Bromley, Kent BR2 9AE

£1,125,000 Freehold

- Five Double Bedroom Edwardian Semi.
- Two Generous Reception Rooms.
- 0.5 Mile Bromley South Station.
- Period Features Including Fireplaces.
- 25' 6" x 10' 10" Kitchen/Breakfast Room.
- White Suite Bathroom & Shower Room.
- Attractive 120' Rear Garden.
- About 2000 Sq. Ft. Over Three Floors.

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



85 Hayes Road, Bromley, Kent BR2 9AE

A substantial (about 2000 Sq Ft) Edwardian semi detached family home, built around 1903, with accommodation over three floors and having an abundance of original features. Impressive welcoming entrance hall with exposed floor boards, white suite cloakroom, two delightful good proportion reception rooms and 25' 6" kitchen breakfast room, with oak strip work surfaces, an island unit with breakfast bar and double glazed doors to the garden. Five double bedrooms all having a feature cast iron fireplace, re-appointed white suite family bathroom with a roll top style bath and white suite shower room to the second floor. Beautiful 120' rear garden laid mainly to lawn with trees, fruit trees, established shrub borders including a camelia and a paved terrace across the rear of the house. Gravel driveway providing parking for four vehicles with double gates to the side. Gas fired heating with radiators and double glazing. Conveniently situated about 0.5 of a mile from Bromley South station and High Street and near bus services.

Location

Hayes Road runs between Westmoreland Road and Hayes Lane (Bromley). Local schools include the sought after Harris Primary Academy, St Mark's Primary and Ravensbourne Secondary school. Bromley High Street is about 0.5 of a mile away, with a range of amenities including The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Bus services pass along Westmoreland Road, Hayes Lane and Hayes Road. Norman Park can be accessed at the junction of Hayes Lane and Mead Way. Nuffield Health is off Hayes Lane (Bromley).



Ground Floor

Entrance

Via covered porch with original tiled floor, original part glazed front door and part stained glass windows to the front

Entrance Hall

5.11m x 3.03m (16' 9" x 9' 11") Double glazed window to side, original plaster coving, column style radiator, exposed floor boards, under stairs storage cupboard with light and double glazed side window housing the consumer unit, electric and gas meters

Cloakroom

1.82m x 1.04m (6' 0" x 3' 5") Double glazed window to front, white low level w.c., wash basin with chrome mixer tap and a storage cupboard beneath, chrome ladder style radiator, dado rail, half tiled walls, tiled flooring

Dining Room

4.69m into bay x 4.53m into alcoves (15' 5" x 14' 10") Double glazed bay window to front, original coving and picture rail, double radiator, living flame gas fire in a cast iron fireplace

Living Room

5.18m into bay x 3.97m into alcoves (17' 0" x 13' 0") Double glazed French doors and windows to rear, original plaster coving and picture rail, exposed floor boards, double radiator, coal effect living flame gas fire in a cast iron fireplace with tiled slips and hearth

Kitchen/Breakfast Room

7.77m x 3.29m (25' 6" x 10' 10") Two double glazed windows to side, part double glazed door to side, double glazed doors and windows to rear, range of matching grey wall and base units and drawers, white ceramic sink and drainer with a brushed steel mixer tap, tiled splashbacks, oak strip work surfaces, space for dishwasher, tumble dryer and washing machine, integrated Bosch electric double oven, central island unit with five ring stainless steel gas hob having a stainless steel extractor canopy above and breakfast bar, double and single radiator, space for American style fridge/freezer, dado rail with tongue and groove panelling below, tiled floor, space for dining table

First Floor

Landing

Two double glazed side windows on half landings, column style upright radiator

Bedroom 1

4.70m x 4.54m into alcoves (15' 5" x 14' 11") Double glazed window to front, original plaster coving and picture rail, feature cast iron fireplace with tiled inserts, double radiator

Bedroom 2

4.38m x 3.97m into alcoves (14' 4" x 13' 0") Double glazed window to rear, original plaster coving and picture rail, cast iron fireplace with a tiled hearth, double radiator

Bedroom 3

3.81m x 3.04m (12' 6" x 10' 0") Double glazed window to front, original plaster coving and picture rail, cast iron fireplace with a tiled hearth, double radiator

Bedroom 4

3.51m x 3.24m (11' 6" x 10' 8") Two double glazed windows to rear, plate rail, double radiator, feature cast iron fireplace

Bathroom

2.66m x 2.38m (8' 9" x 7' 10") Refurbished in 2025. Double glazed window to side, freestanding roll top style bath with a freestanding chrome mixer tap/hand shower, pedestal wash basin and low level w.c., chrome towel rail/column style radiator, tiled walls, tiled floor, ceiling downlights

Second Floor

Second Floor Landing

Door to loft space with light and ample storage, housing the Worcester boiler and hot water cylinder

Bedroom 5

5.24m into dormer reducing to 4.23m (13' 11") x 3.67 (17' 2" x 12' 0") Double glazed rear dormer window, double radiator, feature cast iron fireplace with a tiled hearth

Shower Room

2.29m x 2.09m (7' 6" x 6' 10") including sloping ceilings. Double glazed side Velux window, walk in tiled shower with wall mounted chrome shower and chrome ceiling shower, wash basin with chrome mixer tap and double storage cupboard beneath, concealed cistern low level w.c., eaves storage cupboard, tiled floor, chrome ladder style towel rail

Outside

Rear Garden

36.70m x 9.32m (120' x 30') Double timber gates to side, outside water tap, paved terrace across the rear of the house, steps down to garden, outside lights, laid mainly to lawn, mature trees and shrubs including a Camelia, metal storage shed, greenhouse, second paved terrace, apple, plum and fig trees

Front Garden

Gravel driveway with parking for four vehicles, flower/shrub beds including a Camelia

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