

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(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

1st Floor

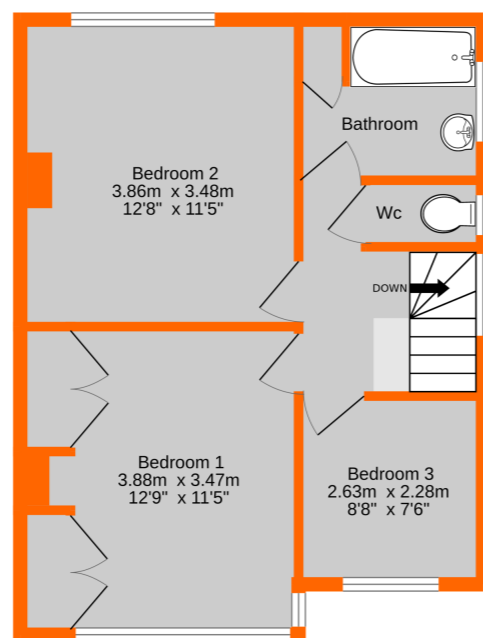
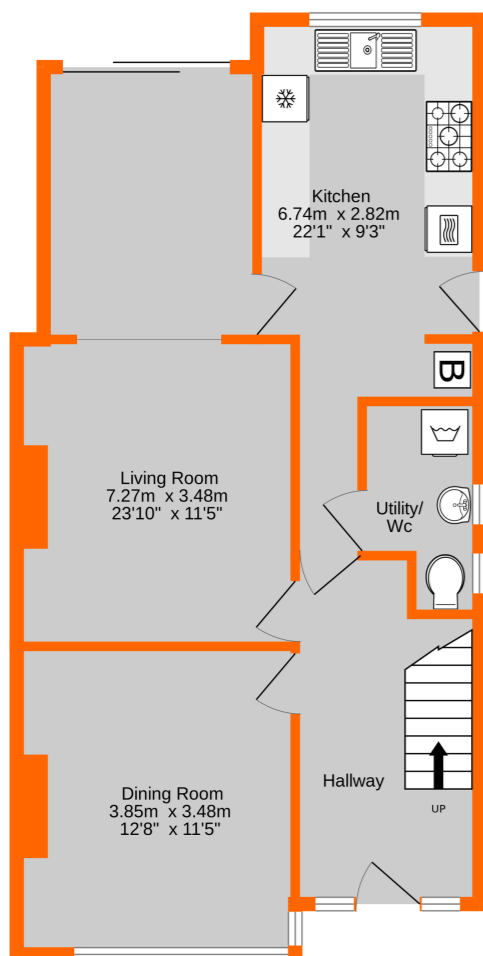


Viewing by appointment with our West Wickham Office - 020 8460 7252

121 Hayes Chase, West Wickham, Kent BR4 0HY

Chain Free £630,000 Freehold

- Three Bedroom Semi Detached.
- Separate Dining Room.
- Extended Kitchen Plus Utility/Cloakroom.
- Extension Potential S.T.P.P.
- Extended 23' 10" Living Room.
- White Bathroom & Separate W.C.
- Requiring Complete Modernisation.
- Long 131' Rear Garden.



TOTAL FLOOR AREA : 105.9 sq.m. (1140 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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121 Hayes Chase, West Wickham, Kent BR4 0HY

Chain Free extended three bedroom semi detached house enjoying a long 131' rear garden, situated in this popular road and in a convenient location for a number of sought after local schools. West Wickham Station is about 0.9 of a mile away. Off the hallway are the two reception rooms, with the extended 23' 10" living room having double glazed patio doors leading to the garden. Extended kitchen with a range of predominantly wooden fronted fitted units and off the kitchen is the utility/cloakroom. Bathroom and separate w.c. appointed with a white suite and gas fired heating with radiators via a Worcester boiler to the kitchen. The rear garden has a crazy paved terrace to the rear of the house, is laid mainly to lawn with established shrubs and trees. Brick pavior parking to the front for two cars. This property requires modernisation including reappointing the kitchen, bathroom, separate w.c. and utility/cloakroom, installing double glazing, rewiring the property and redecoration. There is further extension potential, subject to the necessary planning consents.

Location

Hayes Chase is a popular road off Pickhurst Lane. Local schools include the sought after Pickhurst and Hawes Down Infant and Juniors and Langley Park Primary and Secondary schools. West Wickham Station and Leisure Centre are about 0.9 of a mile away. West Wickham High Street with a range of shops, restaurants and coffee shops is about 1.2 miles away. Bromley High Street is about 1.4 miles 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 Victoria. Bus services pass along Pickhurst Lane.



Ground Floor

Entrance

Via covered porch with a quarry tiled floor and front door to:

Hallway

4.38m x 2.27m (14' 4" x 7' 5") Windows to front, radiator, coving, understairs cupboard housing gas and electric meters and consumer unit

Dining Room

3.85m x 3.48m into alcoves (12' 8" x 11' 5") Window to front, radiator, coving, coal burning stove on a stone heath with a stone fireplace

Living Room

7.27m x 3.48m into alcoves reducing to 2.75m (9' 0") (23' 10" x 11' 5") Extended with double glazed patio doors to rear, double radiator, glass fronted double cupboard with shelving above to one alcove, shelving to other alcove, door to:

Kitchen

6.74m reducing to 4.69m (15' 5") x 2.82m (max) (22' 1" x 9' 3") Predominantly wooden fronted fitted wall and base units and drawers, marble effect work surfaces, stainless steel sink and double drainer, double glazed rear window, AEG stainless steel five burner gas hob with an Elica extractor unit above, Belling double oven, space for fridge beneath worksurface, part glazed door to garden, wall mounted Worcester boiler, radiator, door to:

Utility/W.C.

2.86m x 1.08m reducing to 0.82m (2' 8") (9' 5" x 3' 7") Two side windows, low level w.c. and white pedestal wash basin, plumbing/space for washing machine

Landing

Side window over staircase, double low level cupboard, coving, access to loft

Bedroom 1

3.88m x 3.47m into wardrobes (12' 9" x 11' 5") Front window, radiator, coving, louvre fronted double wardrobe to each alcove with double cupboard above

Bedroom 2

3.86m x 3.48m (12' 8" x 11' 5") Rear window, radiator, coving, shelving

Bedroom 3

2.63m x 2.28m (8' 8" x 7' 6") Front window, radiator, shelving

Bathroom

2.24m x 1.80m (7' 4" x 5' 11") Side window, white pedestal wash basin and bath with a chrome shower over to one end, pedestal wash basin, radiator, louvre fronted linen cupboard, tiled walls

Separate W.C.

1.24m x 0.83m (4' 1" x 2' 9") Side window, part tiled walls, white low level w.c.

Outside

Front Garden

Crazy paved path and brick pavior hardstanding with parking for two vehicles, shrub borders

Rear Garden

40m x 7.34m (131' x 24') Crazy paved terrace to rear of the house, water tap, concrete/crazy paved side access with gate to front, lawn area, shrubs and trees

Garage

Garage to rear of garden via access road off West Way (Not currently accessible)

Council Tax

London Borough of Bromley - Band F