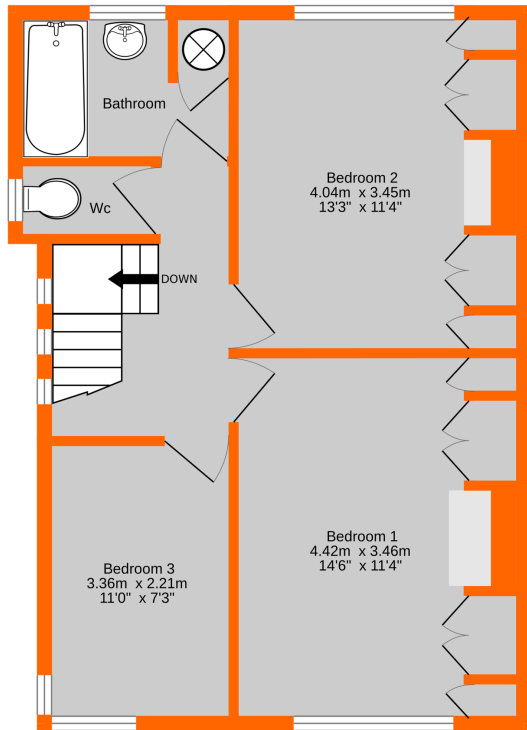
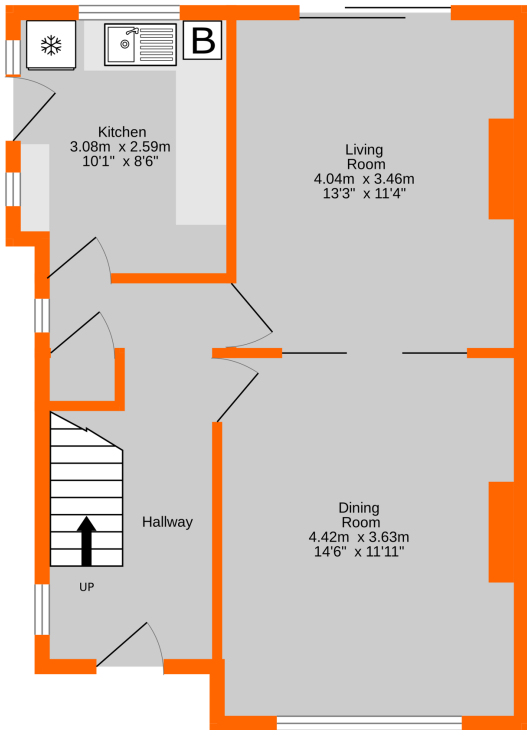


Ground Floor  
47.1 sq.m. (507 sq.ft.) approx.

1st Floor  
48.5 sq.m. (522 sq.ft.) approx.



TOTAL FLOOR AREA : 95.6 sq.m. (1029 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with MetroPix ©2025



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

## 96 Hayes Chase, West Wickham, Kent BR4 0JB

### Chain Free £825,000 Freehold

- Three Bedroom Detached Home.
- Bathroom & Separate W.C.
- Extension Potential S.T.P.P.
- About 1 Mile West Wickham Station.
- Two Reception Rooms.
- Requiring Modernisation.
- Convenient Langley & Pickhurst Schools.
- 141' x 36' Rear Garden.

**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](http://www.proctors.london)





## 96 Hayes Chase, West Wickham, Kent BR4 0JB

CHAIN FREE three bedroom detached family home, in this sought after road and in a convenient location for a number of popular local schools including Langley Park Secondary and Pickhurst Infant and Junior schools. Two reception rooms and kitchen to the ground floor. The two larger bedrooms have fitted wardrobes, bathroom appointed with a Champagne coloured suite and separate w.c. off the landing. Double glazed patio doors from the living room to the long 141' rear garden, which has a paved terrace, is laid mainly to lawn with established shrubs and trees. Gas fired heating with radiators via an Ideal boiler to the kitchen and many of the windows are double glazed (as listed). Requiring modernisation including reappointing the kitchen, bathroom and separate w.c. and redecorating the property. Great extension potential, subject to the necessary planning consents. A number of similar properties in the road have been extended to larger four or five bedroom family homes.

### 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

Via covered porch and part glazed front door to:

#### Hallway

4.64m x 2.02m (15' 3" x 6' 8") Two side windows (not double glazed), radiator, coving, under stairs storage cupboard housing the gas and electric meters and consumer unit

#### Kitchen

3.08m x 2.59m (10' 1" x 8' 6") appointed with wall and base cupboards and drawers, granite effect work surfaces, small side window (not double glazed), double glazed rear and side window and double glazed side door, Ideal boiler, plumbing/space for washing machine, space for fridge/freezer, space for oven, coving, stainless steel sink and drainer with a chrome mixer tap

#### Dining Room

4.42m x 3.63m into alcoves (14' 6" x 11' 11") Double glazed leaded light front window, double radiator, coving, sliding doors to:

#### Living Room

4.04m x 3.46m into alcoves (13' 3" x 11' 4") Double glazed patio doors to rear, coving, radiator, coal effect gas fire (not tested) in a tiled fire surround with matching tiled shelf to one alcove

### First Floor

#### Landing

Three side windows (not double glazed), coving, access to loft with light and insulation via a wooden ladder

#### Bedroom 1

4.42m x 3.46m into wardrobes (14' 6" x 11' 4") Double glazed leaded light front window, radiator, picture rail, two double and two single fitted wardrobes and a nine drawer dressing table to one wall

#### Bedroom 2

4.04m x 3.45m into wardrobes (13' 3" x 11' 4") Double radiator, double glazed rear window, picture rail, two double and two single fitted wardrobes and a nine drawer dressing table with high level storage cupboards above all to one wall

#### Bedroom 3

3.36m x 2.21m (11' 0" x 7' 3") Double glazed leaded light front window, radiator

#### Bathroom

2.55m x 1.73m (8' 4" x 5' 8") Champagne coloured suite of bath with an Aqualisa Aquastream wall mounted shower over to one end and pedestal wash basin, airing cupboard with slatted shelves housing the hot water tank, part tiled walls, double glazed rear window, radiator

#### Separate W.C.

1.57m x 0.85m (5' 2" x 2' 9") Low level w.c., side window (not double glazed)

### Outside

#### Rear Garden

43.00m x 11.00m (141' x 36') Paved terrace, side access with gate to front and water tap, shrubs, trees, laid mainly to lawn, greenhouse

#### Front Garden

Crazy paved driveway for two vehicles, lawn area, shrub borders

#### Garage

4.49m x 2.60m plus timber extension (14' 9" x 8' 6") Up and over door, timber extension to garage

### Additional Information

#### Council Tax

London borough of Bromley – Band G. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)