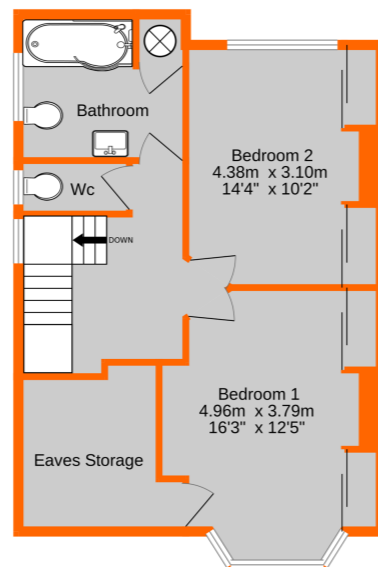
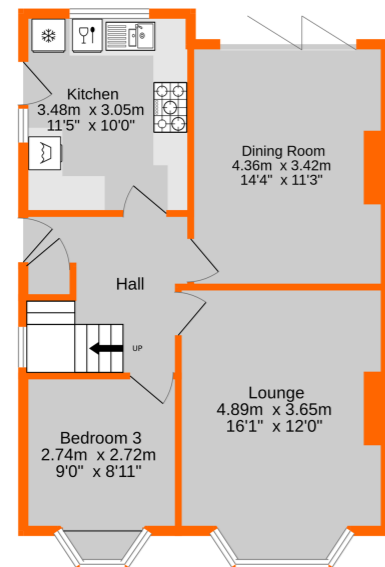
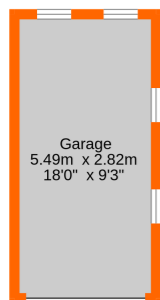


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Ground Floor

1st Floor



Garage & Eaves Storage Sq.M Not Included in Total Approx. Floor Area  
 TOTAL FLOOR AREA : 106.7 sq.m. (1149 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023



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

## 111 Hawes Lane, West Wickham, Kent BR4 9AA

### £660,000 Freehold

- Three Bedroom Semi Detached House.
- Garage & Off Street Parking.
- Close To Local Schools.
- Re Covered Roof and Updated Boiler.
- Two Reception Rooms.
- Double Glazed Windows.
- 0.5 Mile West Wickham Station.
- 122 Ft 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.  
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 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 111 Hawes Lane, West Wickham, Kent BR4 9AA

Semi detached THREE BEDROOM chalet style home, set in a convenient location for the sought after HAYES PRIMARY and secondary schools along with Hawes Down schools. Offering EXTENSION POTENTIAL, subject to the necessary planning consents, the property enjoys a larger than average 122' x 29'9." REAR GARDEN and has two reception rooms. The kitchen has been re fitted with pale green high gloss units and overlooks the rear garden. The bathroom has also been re fitted with white suite and separate cloakroom. Three bedrooms, two with built in wardrobes and the third bedroom currently being used as a home office. The property benefits from a retiled roof, Worcester boiler with wireless thermostat, replacement double glazing where listed, some original stained glass windows, gas fired central heating and carpets, rewiring and plumbing renewed. Outside the front garden is laid to lawn with off street parking for several cars and a detached garage to the side, whilst the well-kept rear garden is approx. 122ft in length with various shrub borders and trees, lawn, paved terrace and side access.

### Location

Situated within the section of Hawes Lane between Links Road and Martins Close. Local schools include the sought after Hayes Primary and Secondary and Hawes Down Infant and Junior schools. West Wickham Station and West Wickham pools/leisure centre are at the end of Hawes Lane, off Red Lodge Road. West Wickham High Street with some national stores, including a Marks & Spencer, Lidl and Sainsbury's supermarkets, various restaurants and coffee shops are about 0.5 of a mile away. There are shops in Station Road and Red Lodge Road. Bromley High Street and Bromley South Station are about 2.5 miles away with excellent transport links.



### Ground Floor

#### Hallway

2.82m x 2.85m (9' 3" x 9' 4") Hardwood door with glazed insert, understairs storage cupboard housing meters and storage for coats, radiator, wood stripped flooring, coved cornice, picture rail

#### Living Room

4.89m x 3.65m (16' 1" x 12' 0") Double glazed bay window to front, radiator, coved cornice, fitted shelving/bookcase to alcove, fire place, carpet as laid

#### Dining Room

4.36m x 3.42m (14' 4" x 11' 3") Double glazed bi folding doors to garden, coved cornice, carpet, radiator, fire place

#### Kitchen

3.05m x 3.48m (10' 0" x 11' 5") Double glazed window to rear, double glazed frosted door and window to side, range of high gloss wall and base units with laminate work surfaces over, 1 1/2 bowl stainless steel sink and chrome mixer tap, space for washing machine and fridge freezer, space for Range style cooker, stainless steel extractor hood, flooring as laid, coved cornice, recessed spot lights

#### Bedroom 3

2.72m x 2.74m into bay (8' 11" x 9' 0") Double glazed bay window to front, coved cornice, radiator, carpet

### First Floor

#### Landing

Two original leaded light stained glass windows to side, picture rail, access to loft

#### Bedroom 1

4.96m x 3.79m (16' 3" x 12' 5") Double glazed bay window to front, radiator, built in double wardrobes to both alcoves with hanging space and storage above, radiator, door to eaves storage, carpet

#### Bathroom

2.98m x 2.46m (9' 9" x 8' 1") Double glazed window to front, re fitted white suite comprising shower bath with wall mounted chrome shower, pedestal wash hand basin with chrome mixer tap, mirrored cabinet with movement activated light, low level w.c., part tiled walls, flooring as laid, electric wall heater, recessed spotlights, airing cupboard housing Worcester combination boiler and storage space

#### Bedroom 2

4.38m x 3.10m up to two wardrobes (14' 4" x 10' 2") Double glazed window to rear, built in double wardrobe to alcoves with hanging space and storage above, radiator, carpet

#### Separate W.C

Double glazed window to side, low level w.c., part tiled walls, radiator

### Outside

#### Rear Garden

37.1m x 9.06m (121' 9" x 29' 9") Paved patio, laid mainly to lawn, various shrubs, border with wisteria, raised vegetable beds, shed, green house, outside tap, side access

#### Front Garden

Off street parking for several cars to the front with double wrought iron gates leading through to the single garage.

#### Garage

2.82m x 5.49m (9' 3" x 18' 0") Single garage with up and over door, windows to side and rear, re-covered roof, electric point

### Additional Information

#### Council Tax

London Borough of Bromley - Band E