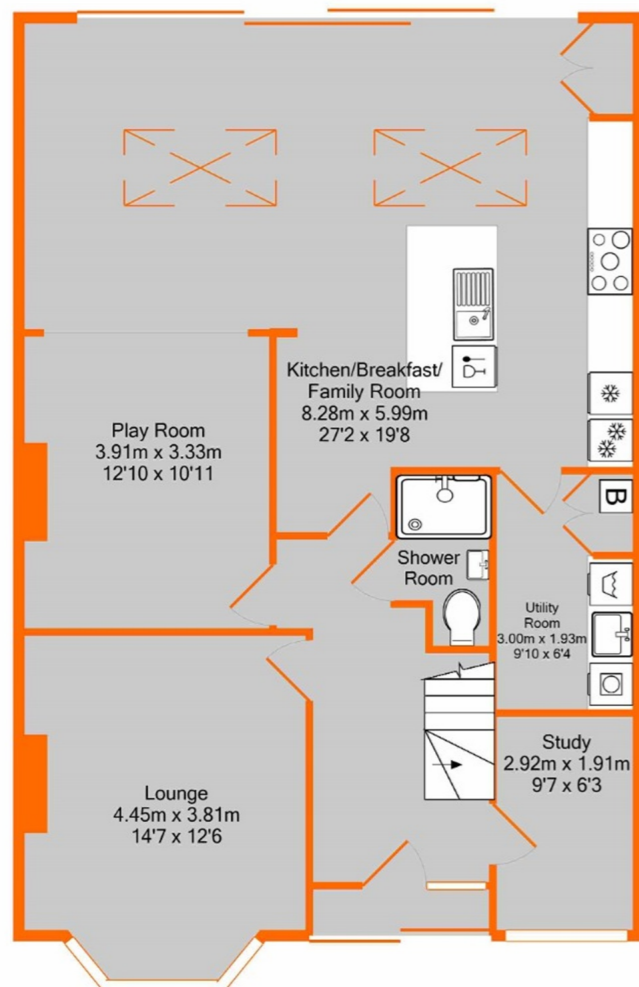
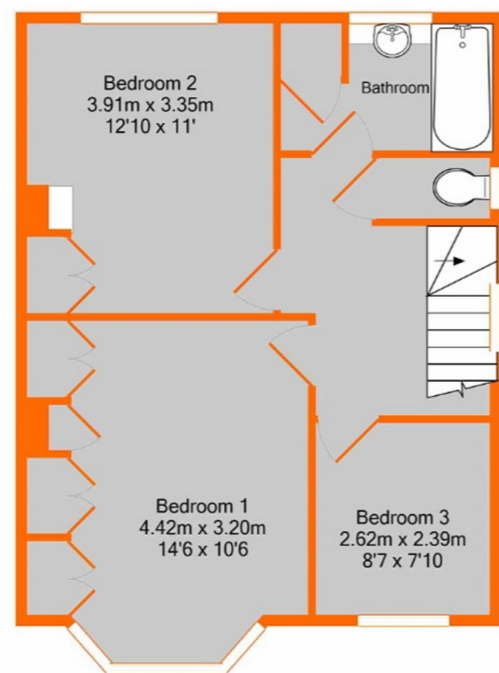


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approx. Floor
 Area 99.4 Sq.M.
 (1070 Sq.Ft.)



1st Floor
 Approx. Floor
 Area 51.1 Sq.M.
 (550 Sq.Ft.)

Total Approx. Floor Area 150.5 Sq.M. (1620 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2022

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

10 Pickhurst Park, Bromley, Kent BR2 0UF

£899,950 Freehold

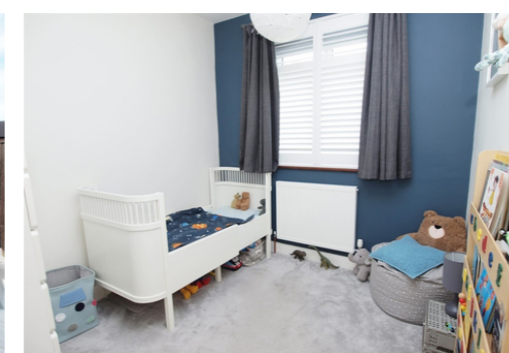
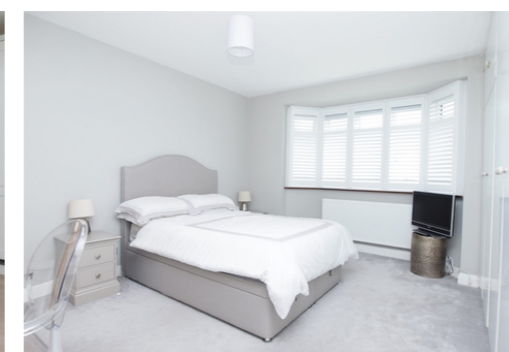
- Three Bedroom Semi Detached.
- Beautifully Extended Kitchen/Diner.
- Utility and Play Room.
- White Shower Room & Bathroom.
- 70ft South West Facing Rear Garden.
- Off Street Parking For Two Cars.
- Ideal For Pickhurst and Highfield Schools.
- Under Floor and Central Heating.

10 Pickhurst Park, Bromley, Kent BR2 0UF

Beautifully extended and refurbished, is this light and spacious three bedroom semi-detached family home, set within a convenient position for the sought after Highfield and Pickhurst Schools and about one mile from Bromley South station. Generous shaker style kitchen/breakfast/family room with full width sliding doors to garden, built in appliances, living room, study, play room and downstairs shower room, family bathroom and separate cloakroom. Attractive 72ft x 30'5 south west facing rear garden with large paved terrace, lawn area and shrub borders. Double glazed, gas fired central heating via a new Vaillant boiler, newly laid carpets, wide plank flooring, off street parking and underfloor heating and wooden shutters where listed.

Location

This property is in the section of Pickhurst Park between Westmoreland Road and Broadoaks Way. There are local shops at the junction of Westmoreland Road and Pickhurst Lane. Local schools include Pickhurst and Highfield Infant and Juniors and Langley Park Secondary. Bus services pass along Westmoreland Road with routes to Bromley High Street, with The Glades shopping centre and Bromley South station about one mile away.



Ground Floor

Enclosed Porch

Double glazed sliding doors, quarry tiled flooring, double glazed door and side windows to:

Hallway

4.47m x 2.41m (14' 8" x 7' 11") Radiator with timber shelf over, wide plank flooring, under stair storage cupboard housing gas and electric meters

Living Room

4.44m x 3.81m (14' 7" x 12' 6") Double glazed bay window to front with wooden shutters, wall lights, brick fire surround, radiator

Kitchen/Breakfast/Family Room

8.28m x 5.99m (27' 2" x 19' 8" Maximum) Full width Maxlight sliding doors to garden, wide plank flooring, two roof lights, range of fitted shaker style wooden base units with drawers, pull out cupboards, integrated full height fridge and freezer, fully height double storage cupboards, Quartz work surfaces, space for range style cooker with extractor hood over, Quartz splash backs and upstands, large central island with Quartz work surface, inset Franke sink and chrome mixer tap, recycling drawer, integrated Fisher & Paykel dishwasher, double storage cupboards, breakfast bar, seating area, spot lights, door to:

Utility Room

3.00m x 1.93m (9' 10" x 6' 4") Spot lights, built in storage cupboard, boiler cupboard housing Vaillant boiler and underfloor heating controls, space for washing machine and tumble dryer, butler sink with chrome mixer tap with cupboards under, Quartz work surface, wide plank flooring

Study

2.92m x 1.91m (9' 7" x 6' 3") Double glazed window to front with wooden shutters, wide plank flooring

Playroom

3.91m x 3.33m (12' 10" x 10' 11") Radiator, wide plank flooring, large opening to kitchen/dining/family room

Ground Floor Shower Room

Shower cubicle with tiled walls and glazed door, chrome wall mounted shower, low level w.c., wash hand basin with chrome tap and storage below, heated towel rail, extractor fan, flooring as laid

First Floor

Landing

Double glazed window to side, access to loft, carpet as laid

Bedroom 1

4.42m x 3.20m (14' 6" x 10' 6" up to wardrobes) Double glazed bay window to front with wooden shutters, fitted wardrobes to one wall comprising three doubles and one single, all with hanging and storage space, radiator, carpet as laid

Bedroom 2

3.91m x 3.35m (12' 10" x 11') Double glazed window to rear with wooden shutters, built in wardrobe with hanging space and book shelves with additional storage above, carpet as laid

Bedroom 3

2.62m x 2.39m (8' 7" x 7' 10") Double glazed window to front with wooden shutters, radiator, carpet as laid

Bathroom

2.87m x 1.78m (9' 5" x 5' 10") Double glazed window to rear, panelled bath with chrome mixer tap, wash hand basin with chrome mixer tap and storage cupboard below, radiator, tiled walls, built in storage cupboard with shelving, flooring as laid

Separate W.C.

Double glazed window to side, low level w.c., flooring as laid

Outside

Rear Garden

21.95m x 9.27m (72' x 30' 5") South West facing rear garden with large patio area, mainly laid to lawn with shrub borders, Acer tree, timber shed, outside lighting, various power points throughout the garden, fenced

Front Garden

Herringbone style block paved driveway providing off street parking for two cars, lawn area with shrub borders

Council Tax

London Borough of Bromley - Band F