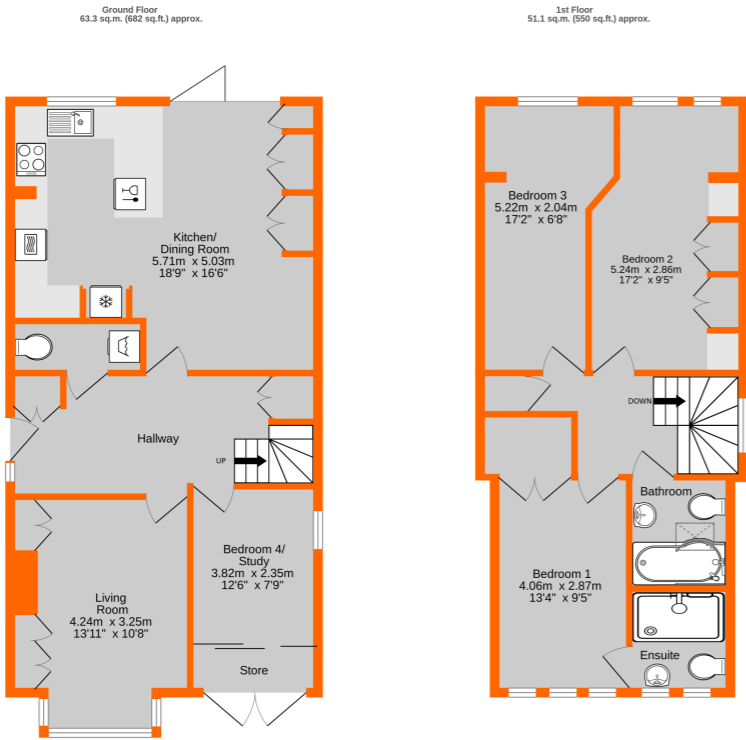
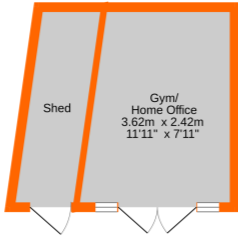


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Outbuildings Sq.M Not Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 114.4 sq.m. (1231 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metroptix ©2025



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

264 Wickham Chase, West Wickham, Kent BR4 0BS

£820,000 Freehold

- Three Bedroom Detached Home.
- Living Room & Study/Bedroom 4.
- 58' Garden With Home Office.
- Short Walk Pickhurst Schools.
- 18' 9" x 16' 7" Kitchen/Dining Room.
- White Bathroom & En-Suite Shower.
- Parking for 2 Vehicles.
- Cloakroom/Utility Room.

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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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For further details please visit our website - [www.proctors.london](http://www.proctors.london)



George Proctor & Partners trading as Proctors

www.proctors.london

## 264 Wickham Chase, West Wickham, Kent BR4 0BS

Three bedroom detached family home in this popular road and in a CONVENIENT LOCATION for the SOUGHT AFTER PICKHURST INFANT and JUNIOR schools and Langley Park Secondary schools. Off the hallway are the delightful living room, the study/fourth bedroom with fitted shelved cupboards and the white suite cloakroom/utility room. Across the rear of the house is the superb kitchen/dining room, with double glazed bi folding doors to the garden. The kitchen has quartz work surfaces, various built in appliances and a breakfast bar. Two of the bedrooms have fitted wardrobes and the main bedroom has a beautifully appointed white en suite shower room. The white suite family bathroom has a shaped shower bath. Double glazing, gas fired heating with radiators and underfloor heating to the ground floor. 58' rear garden with artificial grass, paved terrace, a home office/gym with power and air conditioning unit and a garden store. Crazy paved drive for two vehicles.

### Location

Wickham Chase runs between Pickhurst Lane and Pickhurst Rise and if approaching from Pickhurst Lane this house is on the left hand side. Local schools include the sought after Langley Park Secondary schools for boys and girls and Pickhurst Infant and Junior schools. West Wickham Station is about 0.9 of a mile away. Hayes Station and shops in Station Approach are about 0.9 of a mile away. Bus services pass along Pickhurst Lane with routes to Bromley High Street about 1.5 miles away with The Glades Shopping Centre and Bromley South Station. Pickhurst Recreation Ground can be accessed off Pickhurst Lane and Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



### Ground Floor

#### Entrance

Via part glazed leaded light front door to side to:

#### Hallway

4.82m x 2.11m (15' 10" x 6' 11") Double shelved storage cupboard, double under stairs cupboard beneath turned staircase, engineered wood flooring, leaded light side window

#### Living Room

4.24m into bay x 3.25m into alcoves (13' 11" x 10' 8") Double glazed front bay window, cornice, double and single low level cupboard with shelving above to one alcove, double low level cupboard with shelving above to the other alcove

#### Study/Bedroom 4

3.82m including cupboards x 2.35m (12' 6" x 7' 9") Fitted shelved cupboards with three sliding doors, double glazed side window, cornice

#### Cloakroom/Utility Room

2.18m x 0.96m (7' 2" x 3' 2") Appointed with a white low level w.c. and small wash basin above the cistern, part tiled walls, engineered wood flooring, plumbing/space for washing machine with space above for tumble dryer, brushed steel ceiling downlights

#### Kitchen/Dining Room

5.71m x 5.03m reducing to 4.00m (13' 1" (18' 9" x 16' 6")) Double glazed rear window, double glazed bi folding doors to garden. Appointed with cream fronted fitted wall and base units and drawers, five hole bottle rack, quartz work surfaces, Indesit induction hob with a glass/stainless steel extractor canopy above, stainless steel Neff built in microwave oven and AEG stainless steel electric oven, space for upright fridge and freezer, corner larder cupboard, quartz upstand with tiling above, built in Bosch dishwasher, engineered wood flooring, breakfast bar, brushed steel ceiling downlights, grey fitted cupboards and shelving to one wall



### First Floor

#### Landing

Double glazed side window over staircase, airing cupboard with slatted shelves housing the Veissmann boiler

#### Bedroom 1

4.06m plus wardrobe x 2.87m (13' 4" x 9' 5") Three front double glazed windows, double radiator, built in double wardrobe, door to:

#### En Suite Shower Room

1.82m reducing to 1.65m (5' 5") x 1.62m (6' 0" x 5' 4") Two double glazed front windows, walk in tiled shower with a chrome shower and controls and white shower tray, white low level w.c. and small wash basin with a white cupboard beneath, wood effect tiled floor, ceiling downlights, tiled walls, chrome ladder style radiator

#### Bathroom

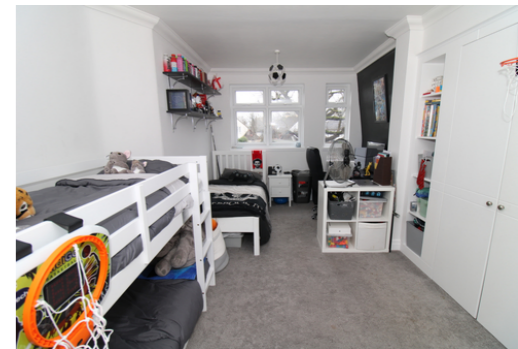
2.07m x 1.67m (6' 9" x 5' 6") Double glazed side Velux window, white suite of shaped shower bath with a chrome shower, hand shower and controls to one end, low level w.c. and rectangular wash basin with a double cupboard beneath, ceiling downlights, wood effect tiled floor, chrome ladder style radiator, tiled walls to three sides of the bath otherwise part tiled walls,

#### Bedroom 2

5.24m x 2.86m increasing to 2.94m (9' 8") plus wardrobes (17' 2" x 9' 5") Double glazed rear window, cornice, two double fitted wardrobes and shelving to one wall, upright double radiator

#### Bedroom 3

5.22m x 2.04m (17' 2" x 6' 8") Double glazed rear window, double radiator



### Outside

#### Rear Garden

17.89m x 7.82m reducing to 5.04 (16') (58' x 25') Paved terrace and path leading down the garden, artificial grass, side access gate, two flower beds, garden store and HOME OFFICE/GYM 3.62m x 2.42m (11' 11" x 7' 11") with double glazed doors and windows to front, cornice, air conditioning unit, brushed steel ceiling downlights, wood effect laminate floor, power points

#### Front Garden

Crazy paved driveway for two cars, paved path, two areas of lawn, double doors to storage cupboard 2.22m x 0.67m (7' 3" x 2' 2") housing the gas and electric meters and consumer unit

### 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)

