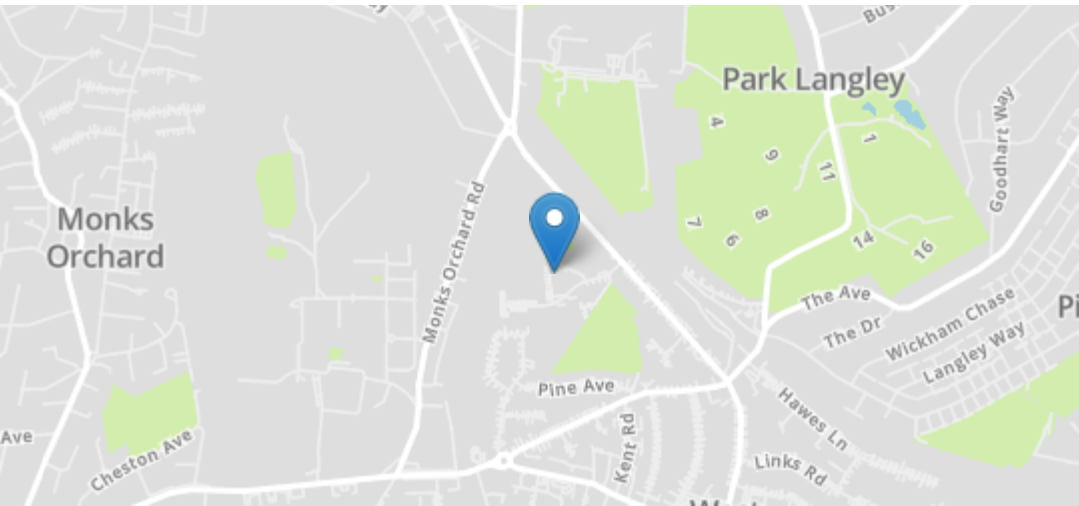


West Wickham Office
318 Pickhurst Lane, West Wickham, BR4 0HT
020 8460 7252
westwickham@proctors.london



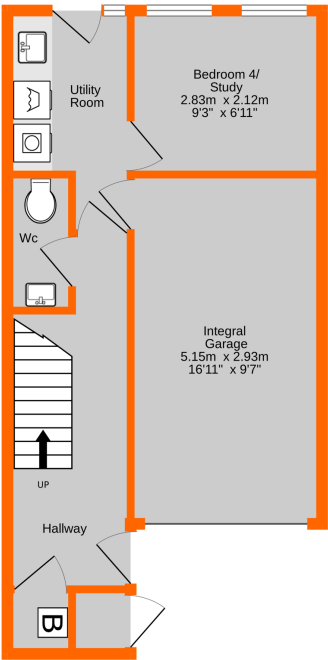
West Wickham Office
318 Pickhurst Lane, West Wickham, BR4 0HT
020 8460 7252
westwickham@proctors.london



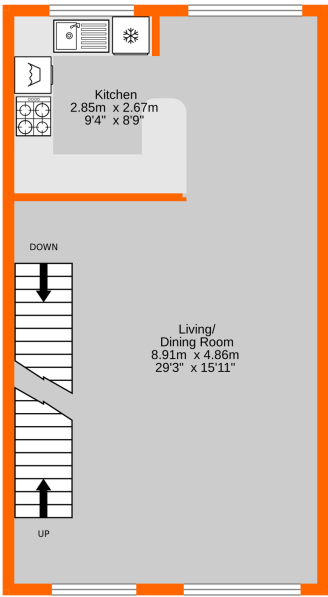
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



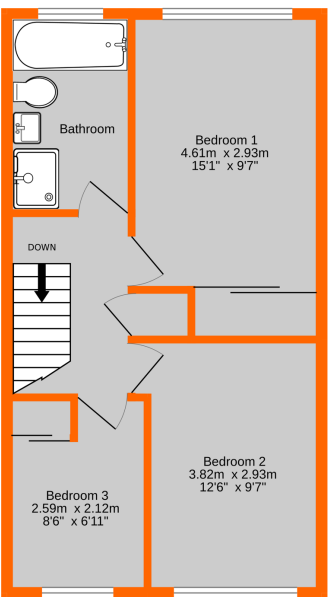
Ground Floor
42.1 sq.m. (454 sq.ft.) approx.



First Floor
43.2 sq.m. (465 sq.ft.) approx.



Second Floor
43.2 sq.m. (465 sq.ft.) approx.



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

34 High Broom Crescent, West Wickham, Kent BR4 0RG

£625,000 Freehold

- Convenient Location Langley Schools.
- 53' x 17' Rear Garden.
- Integral Garage & Parking 2 Cars.
- Modern Kitchen Plus Utility Room.
- Four Bedrooms.
- 0.6 Mile West Wickham Station.
- Modern Bathroom With Bath & Shower.
- 29' 3" Living/Dining Room.

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



George Proctor & Partners trading as Proctors

www.proctors.london

www.proctors.london

34 High Broom Crescent, West Wickham, Kent BR4 0RG

This beautifully presented, energy efficient four bedroom mid terrace townhouse provides spacious and adaptable family living across three, well designed floors. Ideally situated in a quiet road and in a prime location for the ever popular LANGLEY SCHOOLS and only a short walk from West Wickham train station and High Street, this property boasts a light and bright open plan living and dining space, perfect for modern lifestyles. The well-equipped kitchen comes complete with an integrated oven, gas hob and integrated Bosch dishwasher. The versatile ground floor features a fourth bedroom or study, a utility room with separate wc and access the integral garage offering further potential S.T.P.P. On the second floor, three well proportioned bedrooms, two of which are doubles, are complimented by a stylish family bathroom with separate shower enclosure, bath and low level w.c. The lovely rear garden has been thoughtfully designed with a level lawn, two paved patio areas and a pergola, creating a tranquil outdoor retreat. A paved driveway with space for two cars further enhances the appeal of this property making it a most alluring prospect for a range of buyers.

Location

High Broom Crescent is located off St. David's Close and Beckenham Road, about 0.6 of a mile from West Wickham Station. There are a selection of shops in Station Road and West Wickham High Street beyond, with supermarkets, bars and restaurants. Local schools include the popular Langley Park Primary and Secondary Schools, Hawes Down Infant and Juniors, St David's Prep and Oak Lodge Primary School. Frequent bus services pass along Beckenham Road. Bromley High Street with The Glades Shopping Centre and Bromley South Station are about 2.5 miles away.



Ground Floor

Covered Porch

Part glazed front door

Hallway

5.09m x 0.92m (16' 8" x 3' 0") Double radiator, wood effect laminate flooring, storage cupboard housing Vaillant boiler, electric meter and consumer unit

Cloakroom

2.05m x 0.85m (6' 9" x 2' 9") 2.05m x 0.85m (6' 9" x 2' 9") Low level w.c., chrome heated towel rail, sink with vanity unit and chrome mixer tap, wood effect laminate flooring

Utility Room

3.3m x 1.93m (10' 10" x 6' 4") Double glazed door and window to rear, double radiator, range of birch effect units with laminate work surfaces over, additional desk area, butler sink with storage beneath, space for washing machine and tumble dryer

Bedroom 4/ Study

2.83m x 2.12m (9' 3" x 6' 11") Two double glazed windows to rear, double radiator

First Floor

Living/Dining Room

8.91m x 4.86m reducing to 2.21m (7' 3") (29' 3" x 15' 11")

Living Area - Two double glazed windows to front, double radiator

Dining Area - Double glazed window to rear, double radiator

Kitchen

2.85m x 2.67m (9' 4" x 8' 9") Double glazed window to rear, range of white gloss base and wall units with black laminate work surfaces over, vinyl flooring, built in Bosch stainless steel wall oven and Bosch four ring gas hob with Bosch stainless steel extractor fan, integrated Bosch dishwasher, space for fridge/freezer, stainless steel sink and drainer with chrome mixer tap, extractor fan

Second Floor

Second Floor Landing

Linen cupboard

Bedroom 1

4.61m x 2.93m (15' 1" x 9' 7") Double glazed window to rear, double radiator, built in wardrobes with three mirrored doors, hanging and shelf space

Bedroom 2

3.82m x 2.93m (12' 6" x 9' 7") Double glazed window to front, double radiator

Bedroom 3

2.59m x 2.12m (8' 6" x 6' 11") Double glazed window to front, double radiator, built in storage cupboard over stairwell, two doors and two cupboards above

Bathroom

2.78m x 1.84m (9' 1" x 6' 0") Double glazed window to rear, large white panelled bath with a chrome mixer tap/hand shower attachment, tiled shower enclosure with chrome mixer tap and chrome shower head with separate hand shower attachment, pedestal wash basin with chrome mixer tap, low level w.c., centrally heated towel rail, vinyl flooring, part tiled walls

Outside

Rear Garden

16.20m x 5.29m (53' 2" x 17' 4") Indian stone paved patio leading to two level areas of lawn with paved steps down to further patio area, additional lawn pergola and wooden shed, retaining wall and mature shrub borders

Integral Garage

5.15m x 2.93m (16' 11" x 9' 7") Up and over door, power and light, wood effect laminate flooring

Additional Information

Council Tax

London Borough of Bromley - Band E
For the current rate visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage