



£775,000
Pickhurst Lane
BR4

CURRAN & PINNER

0208 313 6868
bromley@curranpinner.co.uk



Pickhurst Lane

BR4

- 4 Bedroom Detached House
- Chain Free
- Catchment for Pickhurst School
- Walking distance to Hayes Station





A spacious and well presented 4 Bedroom 1930s built detached family home, located on one of the most convenient roads in West Wickham & Hayes and is perfect for a family wishing to put their own stamp on their forever home.

For those with a need to commute the property is within walking distance of Hayes Railway Station offering regular services into Central London and The City via London Bridge, as well as Canary Wharf via Lewisham. The property is also located within a short stroll of 6 separate bus routes offering links to Croydon, Bromley, Orpington, Chislehurst, Biggin Hill and Eltham and will naturally extend appeal to buyers who may have children who attend schools out of the area.

Locally, the property is notably within the catchment area of Pickhurst Primary School plus others and a vast selection of local shops can be found in Hayes Station Approach and at Coney Hall including a Sainsbury's Metro, with Marks & Spencer and Sainsbury's supermarket being just a short drive away in West Wickham. Local green space and sports clubs including Pickhurst recreation ground, Langley Park Golf Course are all within easy reach.

The property retains some original features demonstrating the charm and character associated with houses of the 30s era which has been superbly blended with contemporary fittings and decor to suit the growing or established family.

Externally, the property features a front garden, driveway with off street parking for 3 plus vehicles and garage with double doors. To the rear can be found a delightful, well maintained garden with patio area, lawn, borders with mature trees, and shrubs.

With a covered entrance leading to an inner entrance hall this property flows superbly throughout with a front Reception Room with leaded double glazed windows and Dining Room with patio doors opening onto the rear garden and door to separate study/office. The Kitchen has a range of wall and base units benefiting some integrated appliances with door to covered side access.

The ground floor offers storage cupboard and separate WC. Stairs lead to the first floor which features 4 well proportioned double bedrooms, family bathroom with separate WC and airing cupboard.

Further features include, neutral decor, gas central heating, leaded double glazing and NO ONWARD CHAIN plus the potential to convert the loft and extend to the rear subject to usual planning permissions.

In our opinion, given the transport links, shopping facilities and access to local schools, interest in this superb family home is likely to be immediate and significant and all prospective purchasers are strongly advised to view immediately to avoid disappointment.





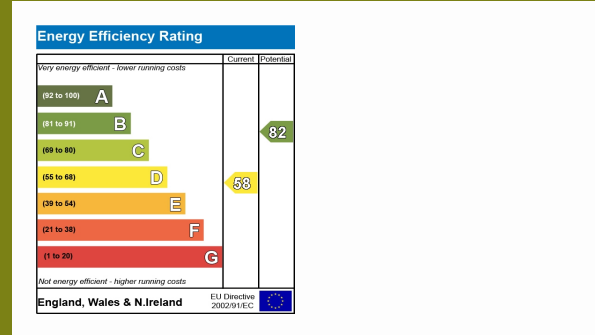
- Reception Room 4.12m x 4.25m (13' 6" x 13' 11")
- Dining Room 3.79m x 4.10m (12' 5" x 13' 5")
- Kitchen 2.42m x 5.40m (7' 11" x 17' 9")
- Bedroom 1 4.12m x 4.25m (13' 6" x 13' 11")
- Bedroom 2 3.70m x 4.13m (12' 2" x 13' 7")
- Bedroom 3 2.58m x 3.74m (8' 6" x 12' 3")
- Bedroom 4 2.18m x 3.86m (7' 2" x 12' 8")
- Bathroom 1.61m x 1.77m (5' 3" x 5' 10")
- Study / Office 2.14m x 3.23m (7' 0" x 10' 7")
- Garage 2.34m x 4.70m (7' 8" x 15' 5")

150.8 Square Metres
1623 Square Feet

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Curran & Pinner
94 Beckenham Lane, Bromley, Kent, BR2 0DW
0208 313 6868
bromley@curranpinner.co.uk