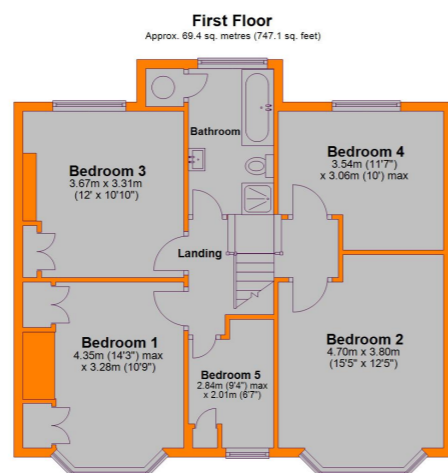
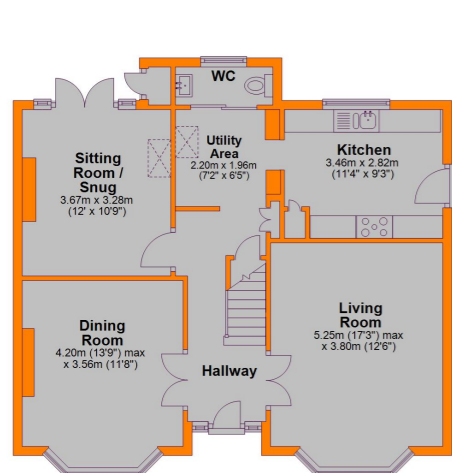
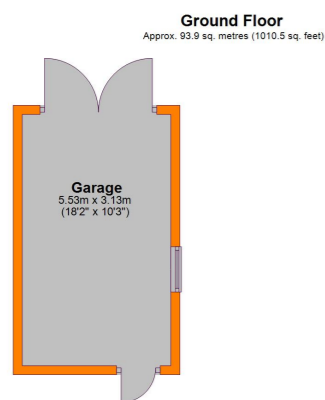


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales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



Total area: approx. 163.3 sq. metres (1757.6 sq. feet)  
 Total floor area includes garage.  
 Measurements are approximate. Not to scale.  
 Plan produced using PlanUp.



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

## 2 Linden Leas, West Wickham, Kent BR4 0SE

### £850,000 Freehold

- Double Fronted With 5 Bedrooms.
- Modern Bathroom With Bath & Shower.
- Well Located For Local Schools.
- Further Scope To Extend S.T.P.P.
- Three Reception Rooms.
- Utility Area & Downstairs Cloakroom.
- 0.6 Mile West Wickham Station.
- 90' Garden With Large Terrace.

**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 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](http://www.proctors.london)





## 2 Linden Leas, West Wickham, Kent BR4 0SE

Offered for sale by our WEST WICKHAM office, this well loved 1930's built double fronted home would perfectly suit the growing family. Offering five bedrooms, four of which are impressive double bedrooms, as well as three separate reception rooms, two of them with large bay windows. The house has been cleverly extended to maximise the living space but offers potential buyers further scope to extend, subject to the usual consents. To the ground floor off the hallway are the bright dining room to one side and tastefully decorated living room to the other. There is a useful utility area and separate wc as well as a shaker style kitchen with integrated dishwasher and Range style oven. To the rear is a further sitting room/snug with gas fire and French doors to the garden which has a large decked terrace, perfect for entertaining. There are steps down to the level lawn which has a range of mature plants and shrubs and separate garage. This is a delightful family home, well located for all the amenities that West Wickham has to offer.

### Location

Linden Leas runs between Rose Walk and Hawes Lane. This property is on a corner position on the left hand side of the road, if you approach from Rose Walk. West Wickham High Street with a range of amenities, including supermarkets, restaurants and coffee shops, is about 0.4 of a mile away. West Wickham Station is about 0.6 of a mile away. Local schools include Hawes Down Infant and Juniors, as well as Langley Park Secondary schools. Bus services pass along West Wickham High Street and Glebe Way. Bromley High Street and Bromley South station are about 2.6 miles away.



### Ground Floor

#### Covered Porch

Wooden Front door with original leaded windows either side

#### Hallway

4.45m x 1.74m (14' 7" x 5' 9") Double radiator, understairs cupboard with hanging rail, gas and electric meters, separate coat cupboard with hanging rail

#### Dining Room

4.20m into bay x 3.56m (13' 9" x 11' 8") Glazed double doors, double glazed bay window to front, two radiators, wood effect laminate flooring, fireplace with quartz hearth

#### Living Room

5.25m into bay x 3.80m (17' 3" x 12' 6") Glazed double doors, double glazed bay window to front with double radiator beneath, attractive fire surround with quartz hearth

#### Utility Area

2.20m x 1.96m (7' 2" x 6' 5") Space for American style fridge/freezer

#### Rear Sitting Room/Snug

3.67m x 3.28m (12' 0" x 10' 9") Double glazed French doors to garden, single radiator, wood effect laminate flooring, gas fire with coal effect basket

#### Cloakroom

1.6m x .85m (5' 3" x 2' 9") Sliding door, double glazed window to rear, low level w.c., wall mounted ceramic sink with chrome mixer tap, wood effect laminate flooring

### Kitchen

3.46m x 2.82m (11' 4" x 9' 3") Double glazed window to rear, range of birch wall and base units with drawers and cupboards, laminate work surfaces over, 1 1/2 stainless steel sink with drainer and chrome mixer tap. Range style stainless steel oven with five ring gas hob and stainless steel extractor fan above, integrated dishwasher and space for washing machine, cupboard housing the Worcester Bosch Boiler, double glazed door to side

### First Floor

#### Split Landing

Loft hatch with access to loft

#### Bedroom 1

4.35m into bay x 3.28m (14' 3" x 10' 9") Double glazed bay window to front with double radiator beneath, two double fitted wardrobes with hanging rails and shelves, wood effect laminate flooring

#### Bedroom 2

4.70m into bay x 3.80m (15' 5" x 12' 5") Double glazed window to front with double radiator beneath, wood effect laminate flooring

#### Bedroom 3

3.67m x 3.31m (12' 0" x 10' 10") Double glazed window to rear with single radiator beneath, double fitted wardrobe to one side with hanging rail and shelf, fitted shelving unit to the other side

#### Bedroom 4

3.54m x 3.06m (11' 7" x 10' 0") Double glazed window to rear with double radiator beneath, wood effect laminate flooring

### Bedroom 5

2.84m x 2.01m (9' 4" x 6' 7") Double glazed window to front, single radiator, wood effect laminate flooring, single storage cupboard with hanging rail and shelf

### Bathroom

3.22m x 1.96m (10' 7" x 6' 5") Obscured double glazed window to rear, white suite comprising deep bath with tiled panels and chrome mixer tap and hand shower attachment, pedestal wash basin with chrome mixer tap, low level w.c, shower cubicle with chrome shower head and chrome mixer tap, recessed shelf and glass door, tiled walls and floor with inset floor lighting to one side of the bath, cupboard housing the hot water tank

### Outside

#### Front Garden

Two areas of lawn with mature shrub borders including shrubs and Hydrangeas

#### Rear Garden

27.49m x 11.85m reducing to 9.93m (32') (90' x 39') Extensive decked terrace area with balustrades leading down to level lawn with a range of mature shrubs including Salix trees and Photinia 'Red Robin' shrubs, timber shed and separate garage, side area of artificial lawn to side, storage cupboard to rear of the house, outside tap

#### Garage

5.53m x 3.13m (18' 2" x 10' 3") Power and light, double doors and separate pedestrian door

### Additional Information

#### Council Tax

London Borough of Bromley - Band E