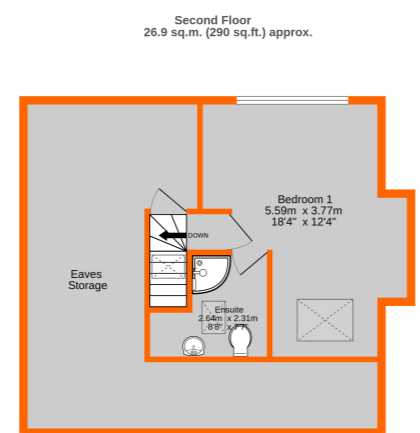
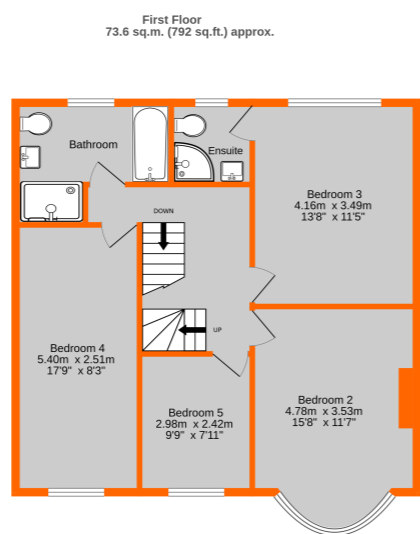
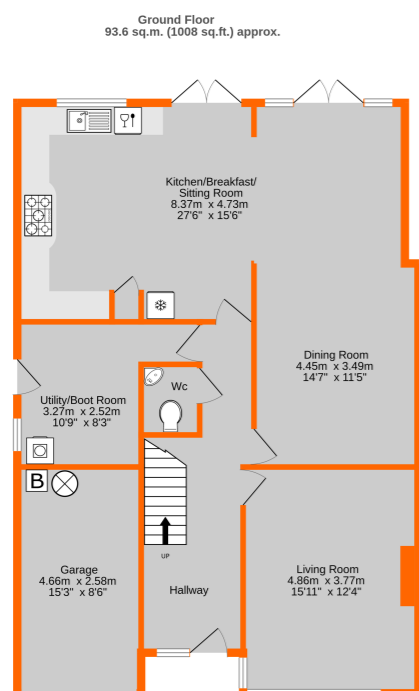




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage & Eaves Storage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 194.1 sq.m. (2089 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



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

## 9 Ash Grove, West Wickham, Kent BR4 0QL

### £985,000 Freehold

- Substantial Five Bedroom Semi.
- Two White En Suite Shower Rooms.
- Generous Kitchen/Breakfast/Sitting Room.
- Short Walk Shops & Restaurants.
- Two Delightful Reception Rooms.
- White Bathroom With Bath & Shower.
- Convenient Number Local Schools.
- 84' x 34' Rear Garden.

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.  
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## 9 Ash Grove, West Wickham, Kent BR4 0QL

Substantial (about 2089 sq.ft.), beautifully presented and extended five bedroom semi detached family home offering superb accommodation over three floors. Cul-de-sac position a short walk from shops in Station Road and West Wickham High Street, along with West Wickham Station. Convenient location for a number of sought after schools. Two elegant part panelled reception rooms and generous 27'6" x 15'6" extended kitchen/breakfast/sitting room, ideal for entertaining with two sets of double glazed doors to the garden. Cloakroom and utility/boot room off the long 23'6" hallway. Four bedrooms (three doubles) to first floor plus en-suite shower room and bathroom with tiled double shower and bath. Superb loft conversion providing main double bedroom with en-suite shower room. 84' rear garden with brick pavior terrace and laid mainly to lawn. Garage approached via own brick paved driveway.

### Location

Ash Grove is a cul-de-sac position off Croft Avenue. There are a range of shops within walking distance in Glebe Way, Station Road and West Wickham High Street, which offers a Sainsbury's and Marks and Spencer supermarkets, restaurants and coffee shops. Local schools include the sought after Langley Park Primary and Secondary schools, Hawes Down Infant and Juniors and Oak Lodge Primary. West Wickham Station and Leisure Centre are about 0.4 of a mile away. Bus services pass along Glebe Way and Station Road. Bromley Town Centre with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria is about 2.5 miles away.



### Ground Floor

#### Entrance

Via covered porch with a light and part glazed front door to:

#### Hallway

7.16m x 2.14m reducing to 1.22m (4') (23' 6" x 7' 0") A good length hallway with understairs cupboard housing gas and electric meters and consumer unit, front window, engineered oak flooring, coving, radiator with cover

#### Cloakroom

1.41m x 1.06m (4' 8" x 3' 6") White low level w.c. and corner wash basin with a chrome mixer tap, part tiled walls, tiled floor

#### Living Room

4.86m x 3.77m into alcoves (15' 11" x 12' 4") Double glazed front window, engineered oak flooring, coal effect gas fire in a handsome fireplace with a marble fire surround and granite hearth, radiator with cover, panelling up to the dado rail, coving

#### Dining Room

4.45m x 3.49m (14' 7" x 11' 5") Radiator with cover, panelling up to the dado rail, engineered oak flooring, coving, opening to:

#### Kitchen/Breakfast/Sitting Room

8.37m x 4.73m reducing 3.41m (11' 2") (27' 6" x 15' 6") Sitting area - Double glazed doors and windows to rear, radiator with cover, engineered oak flooring extending to:

Kitchen - Double glazed doors to rear, double glazed rear window, appointed with a good range of cream fitted wall and base units and drawers, granite work surfaces, butler sink with a chrome mixer tap and a drainer cut into the granite, granite upstand, space for a range style oven with an extractor unit above in a canopy, granite splashback, tall shelved storage unit, integrated Bosch fridge/freezer, Bosch dishwasher, Bosch washing machine, concealed lighting beneath wall units, radiator with cover

### Utility/Boot Room

3.27m x 2.52m plus walkway 1.43m (4' 8") (10' 9" x 8' 3") Double glazed side window, part double glazed side door, engineered oak flooring, radiator, coving

### First Floor

#### L Shape Landing

Staircase to second floor, coving

#### Bedroom 2

4.78m into bay x 3.53m into alcoves (15' 8" x 11' 7") Double glazed front bay window, radiator with a cover and shelving above, coving

#### Bedroom 3

4.16m x 3.49m (13' 8" x 11' 5") Double glazed rear window, double radiator, coving, engineered oak flooring, door to:

#### En Suite Shower Room

1.72m x 1.72m (5' 8" x 5' 8") White pedestal wash basin and low level w.c., tiled corner shower with a chrome shower, hand shower and controls, white tiled walls, tiled floor, double glazed rear window, coving, chrome ladder style radiator

#### Bedroom 4

5.40m x 2.51m (17' 9" x 8' 3") Double glazed front window, engineered oak flooring, double radiator, coving

#### Bedroom 5

2.98m x 2.42m (9' 9" x 7' 11") Double glazed front window, engineered oak flooring, radiator, coving

#### Bathroom

3.33m x 1.67m increasing to 2.62m (8' 7") into shower (10' 11" x 5' 6") White suite of bath with a chrome mixer tap, low level w.c. and pedestal wash basin and a chrome mixer tap, tiled double shower with a chrome shower, hand shower and controls, white tiled walls, tiled floor, chrome towel rail/column radiator, double glazed rear window, coving

### Second Floor

#### Second Floor Landing

Double glazed side Velux window over staircase, eaves storage cupboard with a light

#### Bedroom 1

5.59m x 3.77m reducing to 2.46m (8' 1") (18' 4" x 12' 4") Double glazed front Velux window, double glazed rear window, double radiator

#### En Suite Shower Room 2

2.34m reducing to 1.6m (5' 3") x 1.77m (7' 8" x 5' 10") With sloping ceiling to front, double glazed front Velux window, white low level w.c. and wash basin with a chrome mixer tap and two white double cupboards beneath, tiled shower having two sliding doors, chrome shower, hand shower and controls, tiled walls and floor, shaver point, chrome ladder style radiator

### Outside

#### Rear Garden

25.6m x 10.34m (84' x 34') Brick pavior terrace and side access path with gate to front, laid mainly to lawn with shrub borders and trees, timber shed, outside tap, children's playhouse, outside lights and power points

#### Garage

4.66m x 2.58m (15' 3" x 8' 6") Up and over door, Vaillant boiler, Ariston hot water tank, light, water taps

#### Front garden

Brick pavior drive, lawn and shrub

### Additional Information

#### Council Tax

London Borough of Bromley - Band E