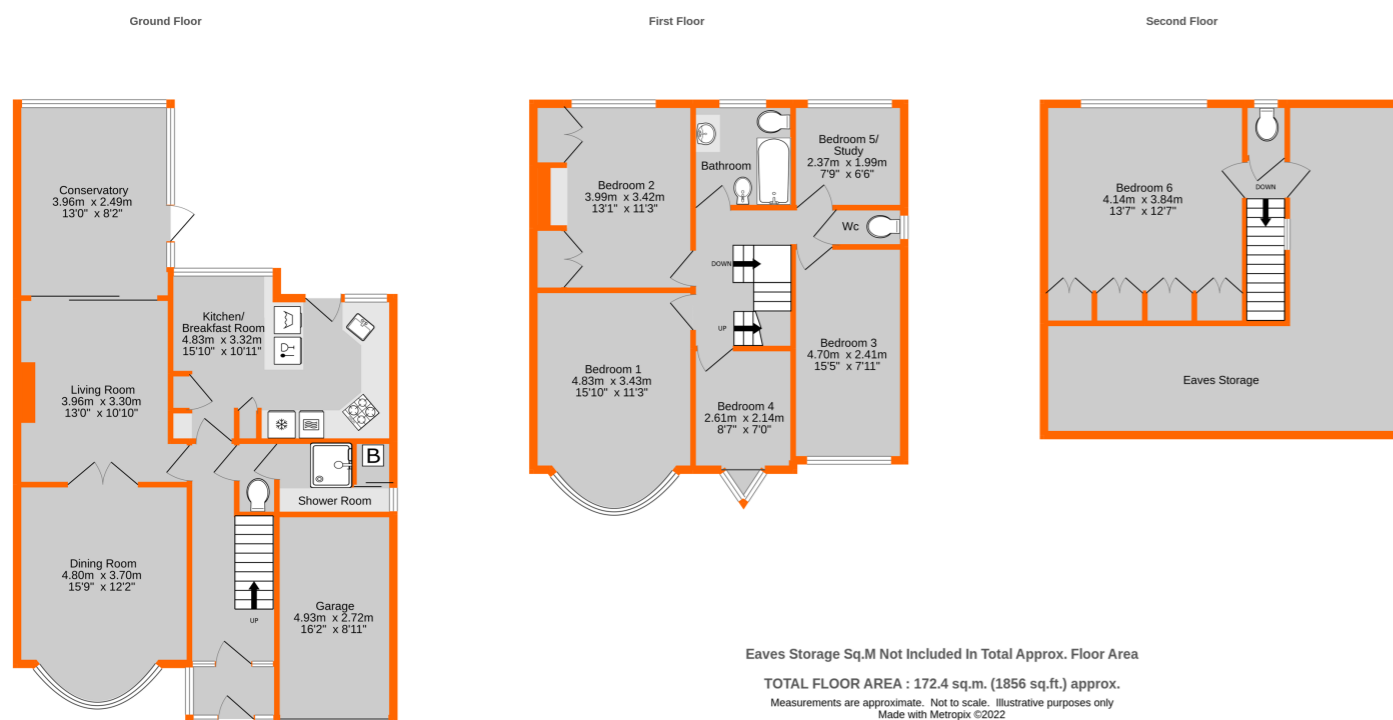


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Eaves Storage Sq.M Not Included in Total Approx. Floor Area  
**TOTAL FLOOR AREA : 172.4 sq.m. (1856 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2022



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

## 104 Goodhart Way, West Wickham, Kent BR4 0EY

### Chain Free £850,000 Freehold

- Substantial Semi Detached Home.
- Convenient Number Local Schools.
- Two Reception Rooms.
- White Bathroom & Shower Room.
- Five/Six Bedrooms.
- 15' 10" Kitchen/Breakfast Room.
- Double Glazed Conservatory.
- 138' x 30' 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.  
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## 104 Goodhart Way, West Wickham, Kent BR4 0EY

Substantial CHAIN FREE, FIVE/SIX BEDROOM semi detached family home, enjoying a 138' x 30' REAR GARDEN and having accommodation over three floors. Convenient location for PICKHURST and LANGLEY PARK SCHOOLS. Off the hallway are the shower room and the 15' 10" x 10' 11" kitchen/breakfast room, appointed with cream fronted fitted units and drawers, granite work surfaces, a Neff stainless steel gas hob, Neff stainless steel electric oven and Neff microwave. The living room has a wood burning stove in a Limestone fireplace and from this room there are glazed double doors to the dining room and double glazed patio doors to the double glazed conservatory, which overlooks the rear garden. There are five bedrooms, a white separate w.c. and white suite bathroom to the first floor. The loft conversion provides the sixth bedroom, with mirror fronted wardrobes to one wall and a white separate w.c. The property has double glazing and gas fired heating with radiators. The garage is approached via an own driveway, providing parking for three cars and the rear garden is laid mainly to lawn with shrub/rose borders, various trees including apple trees, a pond, a paved terrace and a further paved terrace to the rear of the garden, with a summer house and garden shed.

### Location

Goodhart Way runs between Pickhurst Lane and The Avenue. Local schools include Pickhurst and Hawes Down Infant and Juniors and Langley Park Secondary schools. There are shops at the junction of Westmoreland Road and Pickhurst Lane. West Wickham Leisure Centre and Station are about 0.9 of a mile away. Bromley High Street and Bromley South Station are about 1.4 miles away. Bus services pass along Pickhurst Lane and The Avenue.



### Ground Floor

#### Enclosed Porch

Via enclosed porch with leaded light front and side windows, tiled floor and part glazed door to:

#### Hallway

4.93m x 1.82m (16' 2" x 6' 0") Engineered oak flooring, double radiator, ceiling downlights, coving, understairs cupboard housing gas and electric meters and consumer unit

#### Kitchen/Breakfast Room

4.83m x 3.32m (15' 10" x 10' 11" reducing to 2.83m 9' 3") Double glazed door and double glazed windows to rear, appointed with cream fronted fitted wall and base units and drawers, granite work surfaces, granite upstands, Neff stainless steel four ring gas hob with Neff stainless steel/glass extractor canopy above, Neff stainless steel electric oven and Neff microwave, space for fridge/freezer, Blanco granite effect 1 1/2 sink with a brushed steel mixer tap, plumbing/space for dishwasher and washing machine, tiled floor, stainless steel gas fire (not tested), chrome ceiling downlights, tall larder unit, tall shelved unit and space for breakfast table

#### Shower Room

2.79m x 1.50m (9' 2" plus boiler cupboard x 4' 11") Engineered oak flooring, white low level w.c., tiled walls, door to shower with double glazed side window, tiled shower with a door and screen and Grohe shower, white ladder style radiator, tiled walls and floor, ceiling downlights, cupboard housing boiler

#### Living Room

3.96m x 3.30m (13' 0" x 10' 10" into alcoves plus door recess) Wood burning stove in a limestone fireplace, coving, engineered oak flooring, double radiator, double glazed patio door and window to conservatory, glazed doors to:

#### Dining Room

4.80m x 3.70m (15' 9" into bay x 12' 2") Double glazed leaded light front bay window, shaped radiator, coving

### Conservatory

3.96m x 2.49m (13' 0" x 8' 2") Double glazed windows to two sides and door to garden, engineered oak flooring

### First Floor

#### Landing

L shape, radiator, staircase to second floor, coving, ceiling downlights

#### Bedroom 1

4.83m x 3.43m (15' 10" into bay x 11' 3") Double glazed leaded light front bay window, shaped radiator, ceiling downlights, coving

#### Bedroom 2

3.99m x 3.42m (13' 1" x 11' 3" into alcoves) Double glazed rear window, radiator, coving, ceiling downlights, fitted double wardrobe to each alcove

#### Bedroom 3

4.70m x 2.41m (15' 5" x 7' 11") Double glazed leaded light front window, radiator, coving

#### Bedroom 4

2.61m x 2.14m (8' 7" x 7' 0") Double glazed leaded light front oriel window, coving, radiator

#### Bedroom 5/Study

2.37m x 1.99m (7' 9" x 6' 6") Double glazed rear window, radiator

#### Separate W.C.

1.25m x 0.83m (4' 1" x 2' 9") Double glazed side window, white low level w.c., tiled floor and part tiled walls

#### Bathroom

2.13m x 2.01m (7' 0" x 6' 7") Double glazed rear window, appointed with a white suite of low level w.c., bidet and wash basin with a chrome mixer tap in a glass top, bath with a chrome mixer tap, white ladder style radiator, tiled floor and walls, ceiling downlights, radiator

### Second Floor

#### Second Floor Landing

Small landing, door to loft space, arched side window to loft space

#### Second Separate W.C.

0.94m x 0.94m (3' 1" x 3' 1") Double glazed rear window, white low level w.c., part tiled walls, tiled floor

#### Bedroom 6

4.14m x 3.84m (13' 7" x 12' 7" plus wardrobes) Double glazed rear window, double radiator, ceiling downlights, four mirror fronted double wardrobes (one door requires re-hanging), coving

### Outside

#### Rear Garden

42.09m x 9.30m (138' x 30') Laid mainly to lawn, shrub/rose borders, trees including Silver Birch and two apple trees, pond, paved terrace, greenhouse, vegetable beds, pergola with paved path to additional paved terrace and summer house 2.58m x 1.72m (8' 6" x 5' 8") with veranda and garden shed, outside tap, side access with gate to front

#### Front Garden

Own drive for three cars, lawn and shrub borders

#### Garage

4.93m x 2.72m (16' 2" reducing to 4.42m 14' 6" x 8' 11") Light, up and over door

### Additional Information

#### Council Tax

London Borough of Bromley - Band F