



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

122 Pickhurst Rise, West Wickham, Kent BR4 0AW

Chain Free £565,000 Freehold

- Three Bed Mid Terrace.
- Double Garage & Off Street Parking.
- 58' 1" x 21' 6" Rear Garden.
- Double Glazed Throughout.
- Convenient Good Local Schools.
- Scope To Extend/Improve S.T.P.P.
- 0.5 Mile West Wickham Station.
- Conservatory.

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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This three bedroom mid terrace family home is ideally located within this popular road, close to a choice of great local schools. Requiring modernisation including installation of central heating, but having electric heaters on the ground floor, there is a covered porch and front door leading to the hallway with original part panelled walls and plate racks and under stairs storage The lounge room has a bay window and there is a separate dining room which leads to the conservatory. Fitted kitchen with laminate units and space for appliances. Two of the bedrooms are doubles and there is a bathroom with white bath and pedestal wash basin with a separate w.c. Externally the well kept 58' rear garden is mainly laid to lawn with a paved terrace and crazy paved path to the double garage and rear service road, whilst the front offers off street parking for several cars via a brick pavior driveway. West Wickham Station with excellent transport links into Central London is around half a mile away. Local schools include Pickhurst Primary, Hawes Down Primary and the popular Langley Park Primary and Secondary Schools. Offered to the market chain free.

Location

Pickhurst Rise runs between Red Lodge Lane and Pickhurst Lane and is ideally positioned for several schools including Pickhurst Primary School being about a quarter of a mile away, Hawes Down Primary along with other schools include the popular Langley Park Boys and Girls Secondary Schools. Bus routes pass the end of the road for the centre of Hayes and Bromley. West Wickham Station is around 0.5 mile way with excellent links into Central London and access to the DLR at Lewisham.



Ground Floor

Covered Porch

Double glazed front door and windows

Hallway

5.04m x 1.76m (16' 6" x 5' 9") Panelling to plate rail, electric wall heater, understairs cupboard housing gas and electric meters

Sitting Room

5.09m x 3.64m (into alcoves) (16' 8" x 11' 11") Double glazed bay window to front, wall mounted electric heater, fireplace with tiled hearth and surround and with wooden mantelpiece

Dining Room

4.11m x 3.27m (13' 6" x 10' 9") Double glazed sliding doors to conservatory, wall mounted electric heater

Conservatory

2.98m x 2.90m (9' 9" x 9' 6") Two double glazed windows and door to side, long fitted desk with drawers and cupboards beneath and four cupboards above, tiled floor

Kitchen

2.98m x 2.14m (9' 9" x 7' 0") Double glazed window and door to rear, range of laminate wall and base units with wood effect laminate worksurface over, stainless steel sink and drainer with chrome mixer tap, freestanding Creda upright oven with electric four ring hob, space/plumbing for upright fridge/freezer, space for dishwasher and washer/dryer, part tiled walls

Landing

Access to loft, deep storage cupboard with shelves

Bedroom 1

5.03m x 3.4m (16' 6" x 11' 2") Double glazed bay window to front, two built in wardrobes each with two doors and having hanging space, drawers and shelves

Bedroom 2

3.95m x 3.17m (13' 0" x 10' 5") Double glazed window to rear, two built in wardrobes, each with two doors, and with two cupboards above

Bedroom 3

2.74m x 2.06m (9' x 6' 9") Double glazed oriel window to front, fitted cupboard with five cupboards above

Bathroom

2.49m x 1.35m (8' 2" x 4' 5") Double glazed window to rear, white panelled bath with chrome mixer tap/hand shower, pedestal wash basin with chrome taps, heated electric towel rail, storage cupboard housing water tank

Separate W.C.

1.39m x .84m (4' 7" x 2' 9") Double glazed window to rear, low level w.c., part tiled walls

Outside

Rear Garden

17.7m x 6.56m (58' 1" x 21' 6") Paved terrace with steps down to level lawn with mature shrub borders and crazy paved path to garage and rear to service road, outside tap and power

Garage

5.82m x 5.44m (19' 1" x 17' 10") Double garage with electric up and over door, light and power, some fitted shelves and worktops, glazed window to front and glazed door to side

Front Garden

Crazy paved with off street parking for two cars

Additional Information

Agents Note

We are informed by our client that a gas supply will need to be connected from the road to the property.

Council Tax

London borough of Bromley – Band E. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - 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