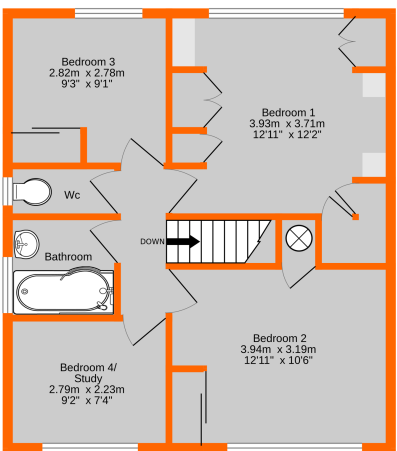
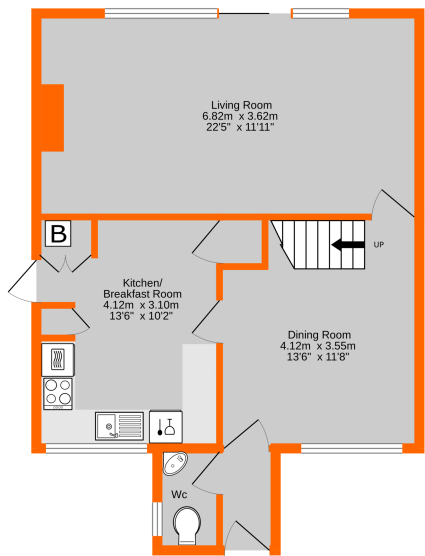
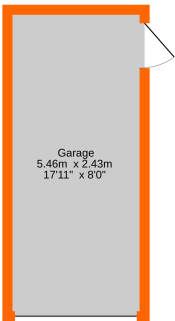


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Garage
6.8 sq.m. (57 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 109.2 sq.m. (1175 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



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

71 Pickhurst Park, Bromley, Kent BR2 0TN

Guide Price £750,000 Freehold

- Four Bedroom Detached Home.
- White Suite Bathroom & Cloakroom.
- Short Walk Pickhurst Schools.
- Cul De Sac Location.
- Two Reception Rooms.
- Kitchen/Breakfast Room With Appliances.
- Garage and Parking 2/3 Cars.
- Attractive South Facing 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.
For further details please visit our website - www.proctors.london



71 Pickhurst Park, Bromley, Kent BR2 0TN

Four bedroom detached family home, in this cul-de-sac location, a short walk from the sought after Pickhurst schools and enjoying an attractive south facing rear garden. On the market for the first time since built and cared for and modernised by the present owners. The re-appointed kitchen has cream fronted fitted units, Corian work surfaces and upstands and integrated appliances. White suite cloakroom and bathroom, with the bathroom having a shaped shower/bath, with an Aqualisa shower over. Dining room and generous 22' 5" living room, which overlooks the garden. The bedrooms have fitted wardrobes, except bedroom four, which is currently a study. Gas fired heating with radiators via a Worcester boiler and double glazing. 47' x 38' rear garden with full width brick pavior terrace, shaped lawn and established shrub borders. Garage and brick pavior driveway for two/three vehicles. Our client informs us the section of lawn to the side of the house is included within the title.

Location

This property is in the cul-de-sac section of Pickhurst Park. Local schools include the sought after Pickhurst and Highfield Infant and Junior schools and Langley Park Secondary schools. There are shops at the junction of Pickhurst Lane and Westmoreland Road. Bus services pass along Pickhurst Park with routes to Bromley High Street, about 1.2 miles away, with The Glades shopping centre and Bromley South station with fast (about 18 minutes) and frequent services to London. Pickhurst Recreation Ground and Cupola Wood can be accessed off Pickhurst Lane and Mead Way. Norman Park is off Hayes Lane (Bromley) at the junction of Mead Way. West Wickham station is about 1.1 miles away.



Ground Floor

Entrance Hallway

1.55m x 1.21m (5' 1" x 4' 0") Via part double glazed front door, cupboard housing electric meter and fuse box, door to dining room and to:

Cloakroom

1.5m x 1.23m (4' 11" x 4' 0") Double glazed side window, chrome ladder style radiator, white low level w.c. and wash basin with a chrome mixer tap, tiled walls

Dining Room

4.12m including staircase x 3.55m (13' 6" x 11' 8") Radiator, double glazed front window, coving, staircase to first floor, door to:

Kitchen/Breakfast Room

4.12m x 3.1m (13' 6" x 10' 2") Appointed with cream fronted fitted wall and base units and drawers, Corian work surface and upstand, integrated Neff Induction hob with Elica extractor unit above, integrated Neff microwave/oven, electric Neff oven and Neff stainless steel warming drawer, Kinetico water softener to base unit, integrated Neff slimline dishwasher, radiator, space for breakfast table, under stairs storage cupboard, double cupboard housing plumbing/space for washing machine and wall mounted Worcester boiler, double glazed window to front, brushed steel ceiling downlights, part double glazed side door

Living Room

6.82m into alcove x 3.62m (22' 5" x 11' 11") Double glazed patio door and windows to rear, double radiator, coving, pebble effect gas fire in a raised recess with limestone surround

First Floor

Landing

Ceiling downlights, access to loft via aluminium ladder, light, boarding and insulation

Bedroom 1

3.93m including wardrobe x 3.71m (12' 11" x 12' 2") plus recess with wardrobe 0.9m (3' 0") Double glazed window to rear, radiator, three double and a single fitted wood effect wardrobes with matching eight drawer chest of drawers, two matching bedside tables and two double high level storage cupboards above the bed recess, coving, ceiling downlights

Bedroom 2

3.94m including wardrobe x 3.19m (12' 11" x 10' 6") Double glazed window to front, radiator, airing cupboard with slatted shelves housing hot water tank, coving, fitted shelved cupboard with two sliding doors with double cupboard above, glass fronted cupboard with two sliding doors and further double cupboard above

Bedroom 3

2.82m x 2.78m including wardrobe (9' 3" x 9' 1") Double glazed window to rear, radiator, coving, fitted double wardrobe with double high level storage cupboard above having sliding doors

Bedroom 4/Study

2.79m x 2.23m (9' 2" x 7' 4") Double glazed window to front, radiator, desk with granite effect work surface, wood effect base cupboard and nine drawers and matching wall mounted double cupboard

Bathroom

1.8m x 1.71m (5' 11" x 5' 7") Double glazed window to side, white shaped shower bath with Aqualisa chrome shower over to one end and round wash basin with a chrome mixer tap and double cupboard beneath, chrome ladder style radiator, ceiling downlights, tiled walls

Separate WC

1.7m x 0.82m (5' 7" x 2' 8") White low level wc, tiled walls, double glazed window to side, ceiling downlight

Outside

Rear Garden

14.5m x 11.75m (47' x 38') Attractive south facing garden with wide brick pavior terrace to rear of house and garage with access gate to front between house and garage, lawn area, established shrub border and trees, concrete path to one side of the garden and across rear of the garden

Garage

5.46m x 2.43m (17' 11" x 8' 0") Electric up and over door, power points, lights, part double glazed door to garden

Front and Side Garden

Brick pavior drive for 2/3 vehicles, shrubs and lawn to front. We understand the lawn area to the side of the property is included in the title.

Additional Information

Council Tax

London Borough of Bromley - Band F. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

Mains - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage