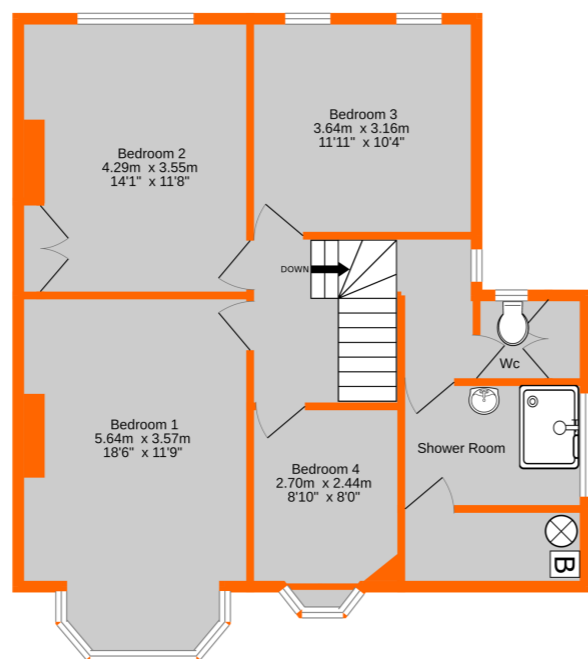
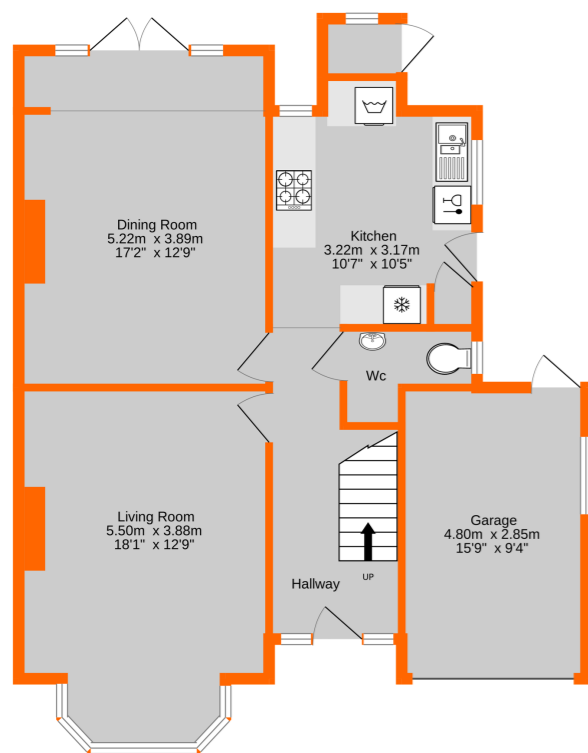


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

1st Floor



Garage Sq.M Not Included In Total Approx Floor Area  
 TOTAL FLOOR AREA : 136.7 sq.m. (1471 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023



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

## 9 The Avenue, West Wickham, Kent BR4 0DX

### Chain Free £850,000 Freehold

- Four Bedroom Semi Detached.
- Kitchen With Integrated Appliances.
- Convenient Number Local Schools.
- Backing Langley Park Golf Course.
- Two Generous Reception Rooms.
- White Cloakroom & Shower Room.
- Short Walk West Wickham Station.
- Extension Potential S.T.P.P.

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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 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 9 The Avenue, West Wickham, Kent BR4 0DX

Chain Free four bedroom semi detached family home enjoying a 100' rear garden and backing onto Langley Park Golf Course. Short walk to West Wickham Station and Leisure Centre and in a convenient location for the sought after Langley Park Primary and Secondary schools and Hawes Down Infant and Junior schools. Two generous reception rooms, white suite cloakroom and kitchen with white fitted units and drawers and granite effect work surfaces. White suite shower room and separate w.c. to the first floor. There is scope to create two bath or shower rooms to the current shower room and separate w.c. area. Gas fired heating with radiators via a Baxi boiler and double glazing. Garage with an up and over door, approached via a crazy paved driveway for two vehicles. The garden has a crazy paved terrace, two areas of lawn and various shrubs. This property has great extension potential, subject to the necessary planning consents and is in an extremely convenient location for a number of amenities.

### Location

This property is in the section of The Avenue between Red Lodge Road and Goodhart Way, backing onto Langley Park Golf Course. Local schools include the sought after Hawes Down and Pickhurst Infant and Junior schools and Langley Park Primary and Secondary schools. West Wickham Leisure Centre and Station (to London Bridge and Charing Cross) are within walking distance, along with shops in Red Lodge Road. There are further shops in Station Road and West Wickham High Street, about 0.8 of a mile away, offers a Sainsbury's and Mark's and Spencer supermarkets, various restaurants and coffee shops. Bus services pass along The Avenue. Bromley High Street is about 1.8 miles away with a range of amenities including The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria.



### Ground Floor

#### Entrance

Via covered porch with quarry tiled floor and part glazed front door to:

#### Hallway

4.88m x 2.06m (16' 0" x 6' 9") Leaded light front windows, double radiator, wood effect laminate flooring, under stairs cupboard with light housing gas and electric meters and consumer unit, coving, plate rail

#### Cloakroom

1.44m reducing to 0.68m (2' 3") x 2.02m (4' 9" x 6' 8") Double glazed side window, white concealed cistern low level w.c. and wash basin with a chrome mixer tap, coat rail, shaver point, wood effect laminate flooring

#### Living Room

5.5m into bay x 3.88m into alcoves (18' 1" x 12' 9") Double glazed front bay window, coving, picture rail, double radiator

#### Dining Room

5.22m x 3.89m into alcoves (17' 2" x 12' 9") Part double glazed double doors to rear, double glazed rear windows, double radiator, picture rail, coving, white painted wooden fire surround

### Kitchen

3.22m x 3.17m plus recess (10' 7" x 10' 5") Double glazed rear and side windows, part double glazed side door, appointed with white fronted fitted wall and base units and drawers, integrated Neff fridge/freezer with unit above, tall storage unit with unit above, Lamona stainless steel 1 1/2 sink and drainer with a chrome mixer tap, integrated Neff stainless steel electric double oven with a Neff ceramic hob and a stainless steel extractor unit above, granite effect laminate work surface, plumbing/space for washing machine and dishwasher, wood effect laminate flooring, part tiled walls

### First Floor

#### Landing

Access to loft, picture rail, secondary glazed part stained glass leaded light side window, coving

#### Bedroom 1

5.64m into bay x 3.57m into alcoves (18' 6" x 11' 9") Double glazed front bay window, radiator, coving, picture rail, white painted wooden fire surround

#### Bedroom 2

4.29m x 3.55m into alcove (14' 1" x 11' 8") Double glazed rear window, radiator, picture rail, coving, double cupboard with shelf to one alcove

#### Bedroom 3

3.64m x 3.16m (11' 11" x 10' 4") Two double glazed rear windows, double radiator, picture rail

#### Bedroom 4

2.70m x 2.44m (8' 10" x 8' 0") Double glazed front oriel bay window with a deep sill, radiator, coving, picture rail

### Separate W.C.

1.45m x 1.20m (4' 9" x 3' 11") Double glazed rear window, white low level w.c., wood effect laminate flooring, radiator, built in double wardrobe, two walls part tiled

### Shower Room

2.77m x 2.07m (9' 1" x 6' 9") Double glazed side window, walk in shower with a chrome shower and controls, white shower tray and a glass screen, tiled wall to one end of shower and beneath window, radiator, part tiled walls, wood effect laminate flooring, Twyford white wash basin with a double cupboard beneath, shaver point, Walk in Cupboard 2.81m x 0.84m (9' 3" x 2' 9") with light housing hot water tank and Baxi boiler

### Outside

#### Garage

4.80m x 2.85m (15' 9" x 9' 4") Rear door, up and over door, side window, light

#### Rear Garden

30.50m x 9.01m across the rear of the house (100' x 29') Crazy paved terrace to rear of house and crazy paved path with wooden gate to front garden, three outside cupboards, crazy paved/concrete path leading down the garden, fruit tree, shrubs, two areas of lawn, backing onto Langley Park Golf Course

#### Front Garden

Crazy paved drive, two areas of lawn, shrubs

### Additional Information

#### Council Tax

London Borough of Bromley - Band F