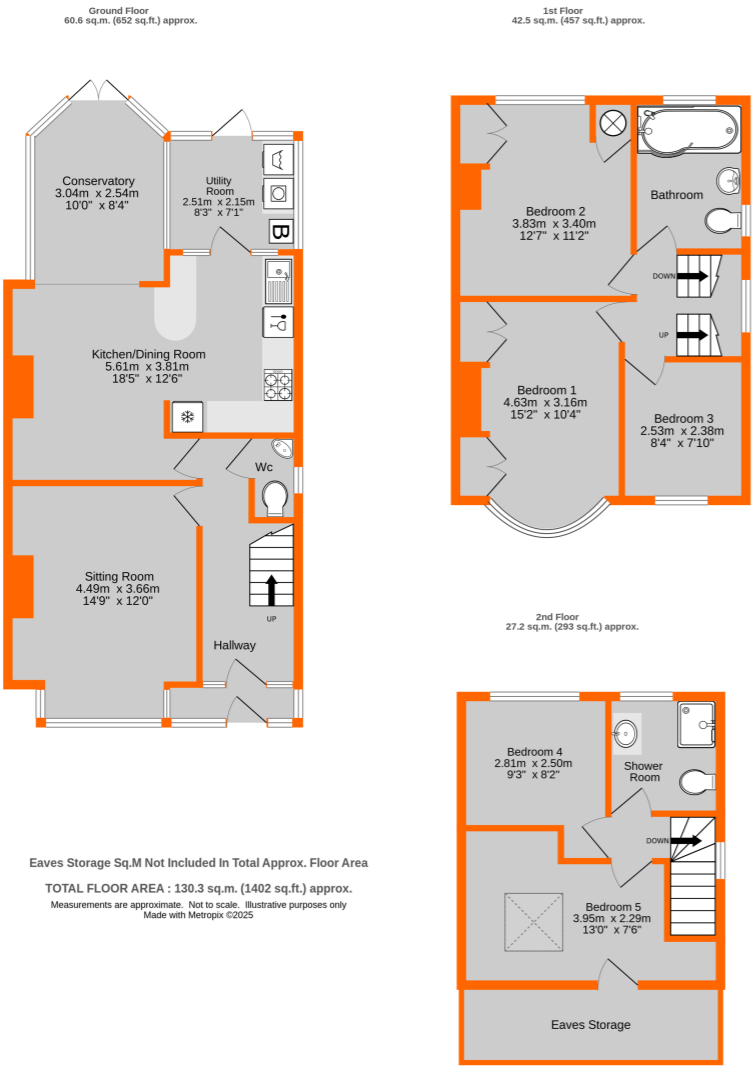


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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

162 The Avenue, West Wickham, Kent BR4 0EA

£740,000 Freehold

- 4 Bedroom Semi With Study.
- Two Reception Rooms Plus Conservatory.
- 77' x 27' Rear Garden.
- Extension Potential S.T.P.P.
- Convenient Pickhurst and Langley Schools.
- Bathroom & Shower Room.
- 0.6 Mile West Wickham Station.
- Downstairs Cloakroom.

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



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162 The Avenue, West Wickham, Kent BR4 0EA

This well presented four-bedroom semi detached home with shared driveway, is ideally located FOR LANGLEY PARK AND PICKHURST INFANTS AND JUNIOR SCHOOLS and is perfect for the growing family. It features two spacious reception rooms, a conservatory, open plan kitchen, utility room and w.c and has further potential to improve and extend (subject to the usual consents) The first floor offers three bedrooms, two of which are doubles, and a family bathroom with white suite. The second floor includes a further double bedroom with an adjoining study room and a shower room with Triton power shower, sink with cupboard beneath and w.c. Outside, the paved terrace leads to a level lawn with mature shrubs and a striking Copper Beech tree, there is a further area of terrace plus a workshop and shed, both with power and light. There is off street parking at the front of the house and being just 0.6 of a mile from West Wickham Station and High Street, this charming home is ideally positioned to attract a wide range of buyers.

Location

The Avenue runs between Pickhurst Lane and Red Lodge Road. Local schools include the sought after Pickhurst and Hawes Down Infant and Juniors and Langley Park Secondary and Primary schools. West Wickham station is about 0.6 of a mile away and West Wickham High Street, with a good range of shops including supermarkets, restaurants and coffee shops is about 1 mile away. There are open spaces including Cupola Wood Recreation Ground off Pickhurst Lane and Norman Park at the junction of Mead Way and Hayes Lane (Bromley). Local shops are to be found at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along The Avenue and Pickhurst Lane. Bromley High Street is about 1.5 miles away with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London.



Ground Floor

Covered Porch

Double glazed doors and windows

Hallway

4.82m x 1.83m (15' 10" x 6' 0") Double radiator, understairs storage cupboard housing gas and electric meters, wood effect laminate flooring,

Cloakroom

1.22m x 0.80m (4' 0" x 2' 7") Double glazed window to side, ceramic sink with chrome mixer tap, low level w.c., vinyl flooring

Sitting Room

4.49m x 3.66m into alcoves (14' 9" x 12' 0") Double glazed bay window to front, radiator, fireplace with coal effect gas fire and granite hearth

Kitchen/Dining Room

5.61m x 3.81m (18' 5" x 12' 6") Single radiator, double glazed door and windows to utility room. Range of cream units and drawers with laminate worksurface over, integrated stainless steel oven with four ring gas hob and extractor fan, stainless steel sink and drainer with chrome mixer tap, space/plumbing for dishwasher and upright fridge/freezer, tiled splashbacks, wood effect laminate flooring

Conservatory

3.04m x 2.54m (10' 0" x 8' 4") Double glazed windows and door to garden, double radiator, wood effect laminate flooring

Utility Room

2.51m x 2.15m (8' 3" x 7' 1") Double glazed door and windows to garden, double radiator, cream units with laminate worksurface over, plumbing/space for washing machine and tumble dryer, Vaillant Eco FIT Pure boiler, vinyl flooring

First Floor

Landing

Double glazed leaded light effect window to side

Bedroom 1

4.63m x 3.16m into alcoves (15' 2" x 10' 4") Double glazed bay window to front, radiator, two double door fitted wardrobes and cupboard with two doors

Bedroom 2

3.97m x 3.4m into alcoves (13' 0" x 11' 2") Double glazed window to rear, radiator, fitted wardrobe with two doors, storage cupboard housing the tank

Bedroom 3

2.53m x 2.38m (8' 4" x 7' 10") Double glazed oriel window to front, double radiator

Bathroom

2.82m x 2.10m (9' 3" x 6' 11") Double glazed window to rear and side, white shaped bath with chrome shower head and taps, concealed cistern low level w.c., ceramic sink with chrome mixer tap and cupboard with shelves below having a laminate surface over, chrome heated towel rail, tiled walls and flooring

Second Floor

Second Floor Landing

Double glazed window to side, access point

Bedroom 4

2.81m x 2.5m (9' 3" x 8' 2") Double glazed window to rear

Study

3.95m x 2.29m (13' 0" x 7' 6") Velux double glazed window to front, wall mounted electric heater, sloping ceilings, eaves storage

Shower Room

2.16m x 2.11m (7' 1" x 6' 11") Double glazed window to rear, shower cubicle with Triton Power shower and chrome shower head, ceramic sink with chrome taps and cupboard beneath, low level w.c., tiled flooring and part tiled walls,, electric towel rail

Outside

Rear Garden

23.65m x 8.36m (77' 7" x 27' 5") Paved terrace with outside tap and double gates to front, level lawn with paved further terrace, mature shrubs and attractive cooper beech trees, two paved paths leading to the workshop with windows to front and side with power and light, shed with two windows to side

Front Garden

Brick pavior shared driveway with off street parking for one car, area of lawn, retaining wall

Additional Information

Council Tax

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

Utilities

Mains - Gas, 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