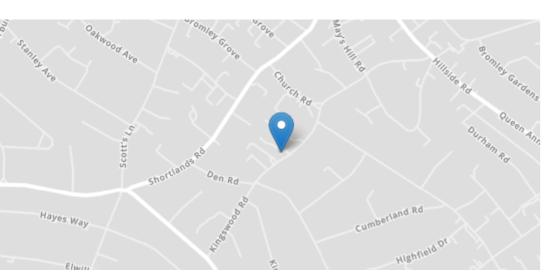
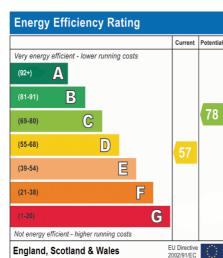
#### West Wickham Office

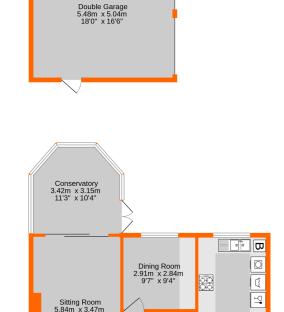
- 318 Pickhurst Lane, West Wickham, BR4 OHT
- **2** 020 8460 7252
- westwickham@proctors.london



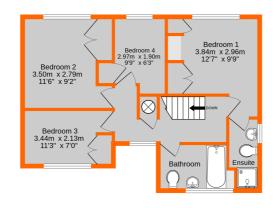




Ground Floor 66.1 sq.m. (711 sq.ft.) approx.



1st Floor 53.6 sq.m. (577 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area

TOTAL FLOOR AREA: 119.7 sq.m. (1289 sq.ft.) approx
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropic (2020).

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.



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

# 1 Castle Close, Bromley, Kent BR2 0YD

# Chain Free £785,000 Freehold

- Four Bedroom Detached Home.
- Walking Distance Highfield Schools.
- Double Garage.
- Kitchen/Breakfast Room.

- 1984 Built By Bovis Homes.
- Two Reception Rooms.
- Bathroom & En Suite Shower Room.
- Requiring Modernisation.





# 1 Castle Close, Bromley, Kent BR2 OYD

Delightful four bedroom detached family home, built by Bovis Homes in 1984, within WALKING DISTANCE of the popular HIGHFIELD Infant and Junior schools and HARRIS ACADEMY. Shortlands Station (Zone 4) is about 0.6 of a mile away and Bromley South Station (Zone 5) is about 1.2 miles away. This property requires updating and refurbishment, making it an ideal project for purchasers wishing to add value to a property in a fabulous location. In addition to the four bedrooms, there is an en suite shower room and family bathroom, two reception rooms and a good size kitchen/breakfast room. To the rear of the garden is a generous double garage; and the pretty front and rear gardens are surrounded by tall hedges and shrubs offering seclusion and privacy.

#### Location

Castle Close is off Kingswood Road between Den Road and Church Road. Local schools include Highfield Infant and Junior schools and Harris Primary Academy. Shortlands Station (Zone 4) and shops in Shortlands Village are about 0.6 of a mile away. Bus services pass along St Mary's Avenue and Kingswood Road. There are shops at the junction of Westmoreland Road and Pickhurst Lane and at the junction of Wickham Road and Stone Park Avenue. Bromley High Street is about 1.2 miles away, with a range of amenities including the 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, wooden fronted door with single glazed window to side

### Hallway

With understairs cupboard, leading to:

#### **Sitting Room**

5.84m x 3.47m (19' 2" x 11' 5") Single glazed bay window to front with double radiator beneath, gas fireplace with stone hearth and wooden surround, sliding doors leading to the conservatory.

#### Conservatory

3.42m x 3.15m (11' 3" x 10' 4") Electric heater tiled flooring, double glazed doors to garden

#### Kitchen/Breakfast Room

6.73m x 2.71m (22' 1" x 8' 11") Single glazed window to front and rear, range of oak fronted wall and base units with tiled worksurfaces over, four ring gas hob with extractor fan over, Creda wall oven and grill, stainless steel double sink with drainer and chrome mixer tap, space for washing machine, tumble dryer, dishwasher 3.5m x 2.79m (11' 6" x 9' 2") Single glazed with laminate worksurfaces and open shelves cupboard with hanging space and shelf above, wall mounted British Gas boiler

#### **Dining Room**

window to rear, single radiator, fitted oak double fitted cupboard with hanging space and cupboard and shelves



#### Cloakroom

window to front, double radiator, low level window to front, single radiator, pink suite w.c., wall mounted sink with chrome taps

#### First Floor

#### Landing

4.57m x 0.81m (15' 0" x 2' 8") Single glazed window to front, single radiator, loft access, storage cupboard housing hot water tank

#### Bedroom 1

3.84m x 2.96m (12' 7" x 9' 9") Single glazed window to rear, single radiator, double and single fitted cupboard with hanging space and Front Garden shelves, fitted dressing table with drawers Lawn area with path to front door and side of beneath

## **En Suite Shower Room**

window to side, single radiator, low level w.c. over doors, light and power and pedestal wash basin with chrome taps, shower enclosure with Creda Power shower with folding glass doors, tiled walls, laminate Agent's Note - Conservatory

and fridge/freezer, further area of cupboards window to rear, single radiator, double fitted

#### Bedroom 3

3.44m x 2.13m (11' 3" x 7' 0") Single glazed 2.91m x 2.84m (9' 7" x 9' 4") Single glazed window to front and single radiator beneath,

#### Bedroom 4

2.97m x 1.9m (9' 9" x 6' 3") Single glazed window to rear, single fitted cupboard with hanging space and shelf



1.72m x 1.06m (5' 8" x 3' 6") Single glazed 2.72m x 1.78m (8' 11" x 5' 10") Single glazed consisting of pedestal wash basin with chrome mixer tap, low level w.c., bath with tiled pane and chrome mixer tap/chrome shower head

#### Outside

### Rear Garden

9.84m x 7.95m (32' 3" x 26' 1") Crazy paved patio with steps leading down to the double garage, lawn area bordered by tall Fir trees and mature shrubs

house, tall shrubs and hedge borders

### **Double Garage**

2.72m x 1.15m (8' 11" x 3' 9") Single glazed 5.48m x 5.04m (18' 0" x 16' 6") Electric up and

#### **Additional Information**

The conservatory has cracks to the walls and floor and has moved away from the house. We feel a purchaser will want to remove the conservatory.

#### **Council Tax**

London Borough of Bromley - Band G