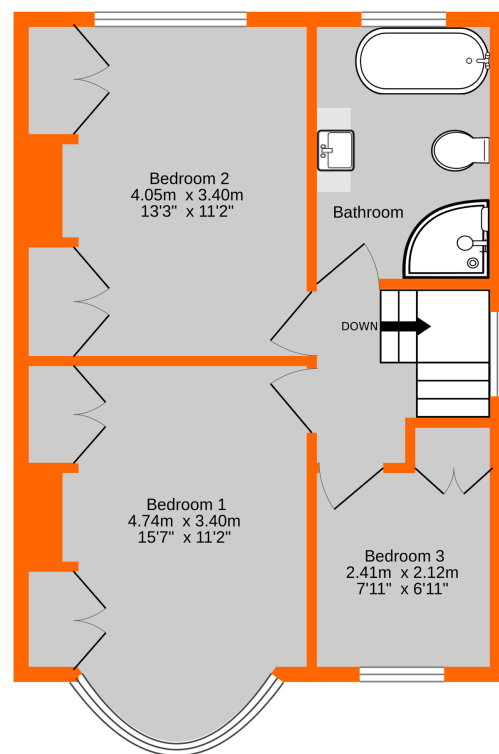
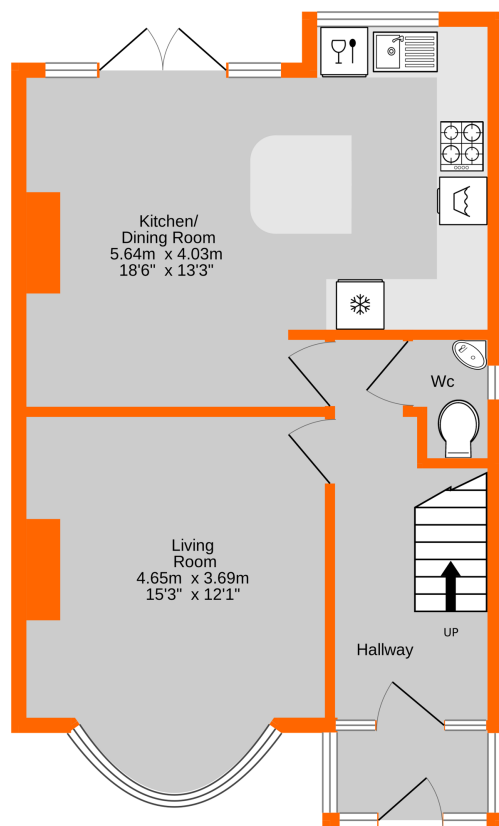


Ground Floor
47.8 sq.m. (514 sq.ft.) approx.

1st Floor
44.3 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA : 92.1 sq.m. (991 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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Viewing by appointment with our West Wickham Office - 020 8460 7252

68 Goodhart Way, West Wickham, Kent BR4 0EY
£700,000 Freehold

- 1930's Built Three Bedroom Semi.
- Delightful Living Room.
- Beautifully Appointed Kitchen.
- Parking For Three Cars.
- 18'6" x 13'3" Kitchen/Dining Room.
- Bathroom With Bath & Tiled Shower.
- Attractive 81' Rear Garden.
- Convenient Number Local Schools.

68 Goodhart Way, West Wickham, Kent BR4 0EY

1930's built three bedroom semi detached family home, having a beautifully appointed kitchen/dining room with double glazed doors to the attractive 81' rear garden. Popular road, in a convenient location for the sought after Pickhurst and Highfield Infant and Juniors and Langley Park Secondary schools. Kitchen with white fitted units, an island unit with breakfast bar and various integrated appliances. White suite cloakroom and delightful living room with a limestone fireplace. The bedrooms have fitted wardrobes and the white suite bathroom has a roll top style bath and tiled shower. Gas fired heating with radiators and double glazing. The rear garden has concrete paved effect and timber decked terraces, is laid manly to lawn, with established shrub borders. Concrete block pavior effect off street parking for three vehicles to front. Extension potential, subject to the necessary planning consents.

Location

Goodhart Way runs between Pickhurst Lane and The Avenue. Local schools include the sought after Pickhurst and Highfield Infant and Junior schools and Langley Park Secondary schools for boys and girls. West Wickham Station is about 0.8 of a mile away and West Wickham High Street with a range of shops, restaurants and coffee shops is about 1.1 miles away. Langley Park Golf Course is off Barnfield Wood Road. Bromley High Street is about 1.4 miles away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. There are local shops at the junction of Pickhurst Lane and Westmoreland Road.



Ground Floor

Entrance

Via enclosed porch with double glazed front and side windows, part double glazed door and UPVC front door to:

Hallway

4.79m x 1.82m (15' 9" x 6' 0") Double glazed front windows, double radiator, engineered oak flooring, understairs cupboard housing gas and electric meters and consumer unit

Cloakroom

1m x 0.8m (3' 3" x 2' 7") Double glazed side window, white Roca concealed cistern low level w.c., wash basin, tiled floor

Living Room

4.65m into bay x 3.69m into alcoves (15' 3" x 12' 1") Coal effect electric fire in a limestone fire surround and hearth, double glazed front bay window, coving, picture rail, double radiator, engineered oak flooring

Kitchen/Dining Room

5.64m reducing to 3.26m into alcoves (10' 8") x 4.03m (18' 6" x 13' 3")
Dining Area - Double glazed doors and windows to rear, double radiator, engineered oak flooring, open to:
Kitchen - Appointed with white fitted wall and base units and drawers, wood effect flooring, Blanco stainless steel sink and drainer with a chrome mixer tap, double glazed rear window, integrated Zanussi fridge/freezer, Bosch electric oven, Bosch four ring gas hob with an extractor unit above, Bosch dishwasher, Zanussi washer/dryer, wall unit housing the Ideal Logic boiler, island unit with a breakfast bar and three drawers beneath, wood effect laminate work surfaces and splash back between work surface and wall units, brushed steel ceiling downlights

First Floor

Landing

Double glazed side window over staircase, picture rail, access to loft via a wooden ladder with light, insulation, hot water tank and some boarding

Bedroom 1

4.74m into bay x 3.4m into wardrobes and alcoves (15' 7" x 11' 2") Double glazed front bay window, radiator, picture rail, two double wardrobes with three high level double cupboards above

Bedroom 2

4.05m x 3.4m into wardrobes and alcoves (13' 3" x 11' 2") Double glazed rear window, picture rail, radiator, double wardrobe with double cupboard above to each alcove

Bedroom 3

2.41m x 2.12m (7' 11" x 6' 11") Engineered oak flooring, double glazed front window, radiator, double wardrobe over staircase

Bathroom

2.95m x 2.11m (9' 8" x 6' 11") Double glazed rear window, white suite of roll top style bath with claw and ball feet and a chrome mixer tap/hand shower, low level w.c. and wash basin with a wood effect double and two single cupboards beneath and two wall cupboards, tiled corner shower with a white shower tray, chrome shower and controls and sliding doors, tiled walls, chrome ceiling downlights, chrome ladder style radiator, tiled floor

Outside

Front Garden

Shrub borders, concrete bloc pavior effect drive for three cars

Rear Garden

24.8m x 7.5m (81' x 24') An attractive garden with concrete paving effect terrace, laid mainly to lawn, decked terrace to one side with a timber shed, established shrub borders, side access gate, outside tap and power points

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