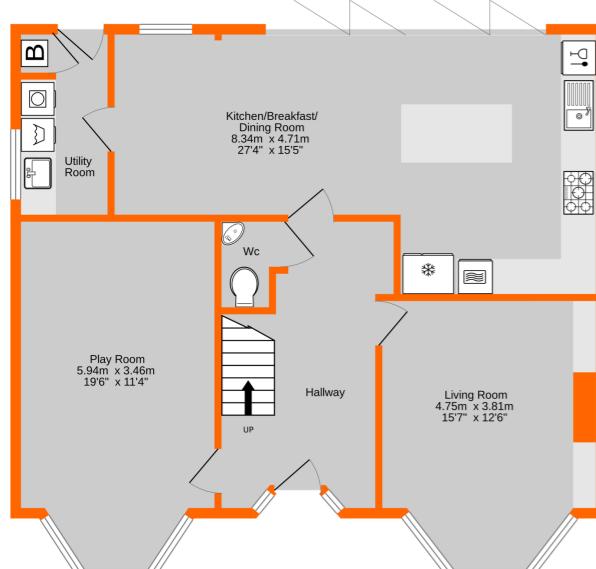
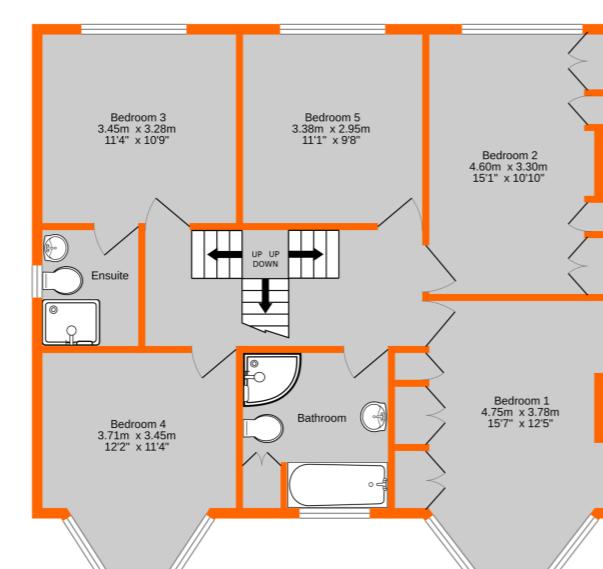


Ground Floor
86.5 sq.m. (931 sq.ft.) approx.



1st Floor
86.5 sq.m. (931 sq.ft.) approx.



TOTAL FLOOR AREA : 173.0 sq.m. (1862 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026

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



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

57 Wood Lodge Lane, West Wickham, Kent BR4 9LY
£975,000 Freehold

- Impressive Semi Detached House.
- Five Double Bedrooms.
- Two Fabulous Reception Rooms.
- 105' Terraced Garden With Play Area.
- 27' x 15' Kitchen/Breakfast/Dining.
- Ensuite Shower & Family Bathroom.
- Off Street Parking For Four Cars.
- 0.5 Mile West Wickham High Street.

57 Wood Lodge Lane, West Wickham, Kent BR4 9LY

Splendid five double-bedroom, double-fronted semi-detached family home offering generous accommodation arranged over two floors. The property features an impressive 27' x 15' kitchen/breakfast/dining room with a range of integrated appliances, quartz work surfaces and a large central island. There are two well-proportioned reception rooms, both with bay windows, together with a useful utility room and cloakroom. The first floor provides five excellent-sized double bedrooms, and the accommodation is completed by an en-suite to one bedroom and a modern family bathroom. Outside, the landscaped rear garden includes a paved terrace with steps leading to two areas of artificial lawn, retaining walls with shrub borders, and a dedicated children's play area with terrace, artificial lawn and timber chalet. To the front, a brick paviour driveway provides off-street parking for several vehicles.

Location

Wood Lodge Lane runs between Corkscrew Hill and Woodland Way. West Wickham High Street with some national stores, various restaurants, coffee shops and banks is about 0.5 of a mile. Local schools include Hawes Down Infant and Juniors and Wickham Common Primary. Bus services pass along Corkscrew Hill. West Wickham Station and Leisure Centre are about 0.7 of a mile away. Bromley High Street with The Glades Shopping Centre and Bromley South Station is about 3 miles away.



Ground Floor

Entrance

Via covered porch with light and front door to:

Hallway

4.37m x 2.39m (14' 4" x 7' 10") Two double glazed front windows, double radiator, with cupboards beneath housing gas and electric meters, wood effect Amtico flooring

Living Room

4.75m x 3.81m (15' 7" into bay x 12' 6" into alcoves) Double glazed front bay window with fitted shutters, double radiator, double low level cupboard with shelves above to each alcove, coal effect living flame gas fire with a marble hearth and slips in a limestone fire surround, dado rail

Playroom

5.94m x 3.46m (19' 6" x 11' 4") Double glazed bay window to front, double radiator, dado rail

Kitchen/Breakfast/Dining Room

8.34m x 4.71m reducing to 3.32m (10' 11") (27' 4" x 15' 5") Double glazed aluminium bi folding doors to rear and picture window to rear, three column radiators, range of grey base and wall units with marble effect quartz worksurface over included to the separate island unit, Bosch stainless steel five ring gas hob with Bosch extractor fan over, integrated Hotpoint dishwasher, inset white sink and drainer with chrome mixer tap, Quooker boiling water tap, space/plumbing for American style fridge/freezer, separate large island with four cupboards and wine fridge, tiled floor

Utility Room

3.24m x 1.63m (10' 8" x 5' 4") Double glazed door to rear and double glazed window to side, double radiator, grey base and wall units with marble effect quartz worksurface over, inset sink with chrome mixer tap, plumbing/space for washing machine and tumble dryer, cupboard housing the Vaillant combination boiler, extractor fan, tiled floor



first floor

Landing

Split landing either side of staircase, access to loft, picture and dado rail

Bedroom 1

4.75m x 3.78m (15' 7" into bay x 12' 5" including fitted wardrobes and into alcoves) Double glazed bay window to front, double radiator, two double and a single wood effect fitted wardrobes, ceiling downlights

Bedroom 2

4.60m x 3.30m (15' 1" x 10' 10" into wardrobes and alcoves) Double glazed leaded light rear window, double radiator, double and single shelved fitted wardrobe with high level storage cupboards above to each alcove

Bedroom 3

3.45m x 3.28m (11' 4" x 10' 9") Double glazed leaded light rear window, double radiator, ceiling downlights, door to:

En Suite Shower Room

2.06m x 1.75m (6' 9" x 5' 9") Double glazed leaded light side window, tiled shower cubicle with chrome shower, controls and hand shower, sliding door, white low level w.c. and wash basin with a chrome mixer tap, tiled walls and floor, chrome ladder style radiator

Bedroom 4

3.71m x 3.45m (12' 2" into bay x 11' 4") Double glazed front bay window, double radiator

Bedroom 5

3.38m x 2.95m (11' 1" x 9' 8") Double glazed leaded light rear window, double radiator



Bathroom

2.64m x 2.36m (8' 8" x 7' 9") Double glazed front window, appointed with a white suite of bath with a chrome mixer tap/hand shower, low level w.c. and wash basin with a chrome mixer tap, corner tiled shower with a chrome shower, controls and hand shower, double sliding doors, white tiled floor and walls, double storage cupboard with shelves above, chrome ladder style radiator

Outside

Rear Garden

32.00m x 11.28m (105' x 37') reducing to 7.32m (24') Paved terrace to rear and side with gate to front garden, hot and cold water taps and hand held attachment, power points, steps up from the terrace to two areas of artificial lawn with shrubs borders to one side and to the rear, gate and fence to children's play area with paved terrace and artificial lawn and steps to the timber summerhouse with light and power

Front Garden

Brick pavior driveway and brick steps leading to front door, two areas of artificial lawn, parking for several cars

Additional Information

Council Tax

London borough of Bromley – Band G. 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