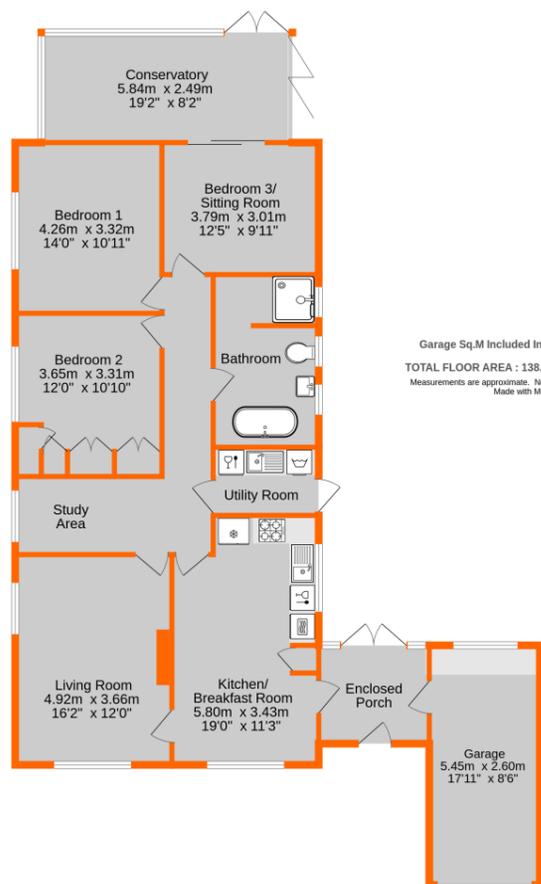


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
 138.7 sq.m. (1493 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 138.7 sq.m. (1493 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

15 Croft Avenue, West Wickham, Kent BR4 0QH

£725,000 Freehold

- Three Bedroom Detached Bungalow.
- 19' (Max) Kitchen/Breakfast Room.
- 16' 2" Living Room and Conservatory.
- Generous Bathroom With Bath & Shower.
- Short Walk Shops, Restaurants & Station.
- L Shape Garden With Paved Terrace.
- Garage & Parking Two Cars.
- Convenient Location Number Popular Schools.

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



15 Croft Avenue, West Wickham, Kent BR4 0QH

Three bedroom detached bungalow on a 48' wide plot, a short walk from shops in West Wickham High Street and Station Road, along with West Wickham station. 19' (max) kitchen/breakfast room with cream shaker style fitted units, a built in Neff electric double oven and Neff gas hob. Bright 16'2 living room and the L shape hallway has a study area. Off the hallway are the utility room, the three bedrooms and the generous white suite bathroom, which has a freestanding roll top style bath and tiled walk in wet room style shower. Bedroom two has three double fitted wardrobes and from the third bedroom/sitting room there are double glazed patio doors to the double glazed conservatory. Gas fired heating with radiators via the Worcester boiler and double glazing. Garage and paved parking for two vehicles. L shape rear garden with lawn area, established shrub borders, fruit tree and paved terrace behind the garage and enclosed porch.

Location

Croft Avenue is a "No Through Road" off Station Road. There is a Sainsbury's supermarket and other shops on Station Road. West Wickham High Street is a short walk away and offers a Mark's and Spencers and Sainbury's supermarkets, various restaurants and coffee shops. West Wickham Station is about 0.3 of a mile away. Local schools include the sought after Langley Park Primary and Secondary schools, Hawes Down Infant and Juniors and Oak Lodge Primary. Bromley High Street is about 2.4 miles away with The Glades shopping centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. Bus services pass along Station Road and Glebe Way where there is a Lidl supermarket. Sparrows Den and McAndrews recreation grounds are off Corkscrew Hill.



Ground Floor

Entrance

Via part double glazed front door to:

Enclosed Porch

2.56m x 2.31m (8' 5" x 7' 7") Double glazed front window, tiled floor, double glazed windows and doors to garden, door to garage and to:

Kitchen/Breakfast Room

5.8m reducing to 4.92m (16' 2") x 3.43m (19' 0" x 11' 3") Appointed with cream fronted shaker style fitted wall and base units and drawers, granite effect work surface, Franke stainless steel sink and double drainer with a chrome mixer tap, double glazed side and front windows, double radiator, space for fridge/freezer and plumbing/space for dishwasher, built in Neff electric double oven and Neff four ring gas hob with a Neff extractor unit above, wall tiling between work surface and wall units, tall unit with three doors, glazed door to hallway and to:

Living Room

4.92m x 3.66m into alcoves (16' 2" x 12' 0") Double glazed front and side windows, double radiator, glazed door to:

Hallway

4.63m reducing to 1.2m (3' 11") x 6.7m (15' 2" x 22' 0") L shape with radiator, double glazed side window providing study area, access to loft via aluminium ladder, light, insulation and some boarding

Utility Room

2.38m x 1.52m (7' 10" x 5' 0") Cream shaker style base and wall unit, stainless steel sink and drainer with a chrome mixer tap, granite effect work surface, wall mounted Worcester boiler, plumbing/space for washing machine and slimline dishwasher, radiator, stable door to garden

Bedroom 1

4.26m x 3.32m (14' 0" x 10' 11") Double glazed side window, radiator

Bedroom 2

3.65m including wardrobes x 3.31m (12' 0" x 10' 10") Double glazed side window, radiator, three double fitted wardrobes with high level storage cupboards above to one wall

Bedroom 3/Sitting room

3.79m x 3.01m (12' 5" x 9' 11") Radiator, double glazed patio doors to:

Double Glazed Conservatory

5.84m x 2.49m (19' 2" x 8' 2") Double glazed patio door to rear, double glazed bi folding doors to side, double glazed windows to rear and side, double glazed ceiling

Bathroom

4.16m x 2.42m (13' 8" x 7' 11") Three double glazed side windows, tiled walls and floor with underfloor heating throughout, wet room style shower with a chrome shower and controls, chrome ladder style radiator, chrome heated towel rail, white low level w.c. and wash basin, freestanding roll top style bath on claw and ball feet with a chrome mixer tap/hand shower, ceiling downlights, extractor fan

Outside

Rear Garden

21.19m reducing to 6.26m (20') x 14.87m (69' x 48') L shape garden with lawn area, established shrub borders, fruit tree, paved terrace behind the garage and porch, outside tap, outside lights and power points, concrete path to side of bungalow with gate to front garden

Garage

5.45m x 2.60m (17' 11" x 8' 6") Double glazed rear window, up and over door, strip light, power points

Front Garden

Paved driveway for two cars, paved path to one side and in front of the property, lawn area, shrub borders

Additional Information

Council Tax

London Borough of Bromley - Band E

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