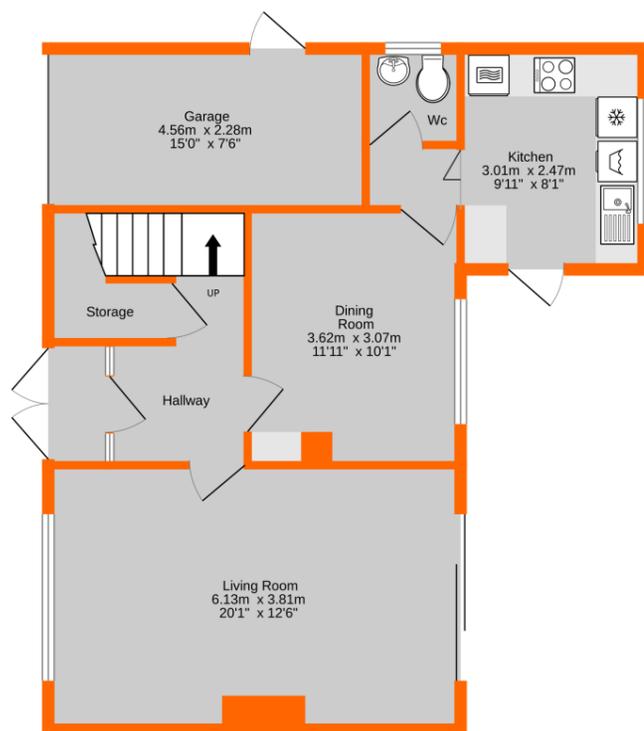
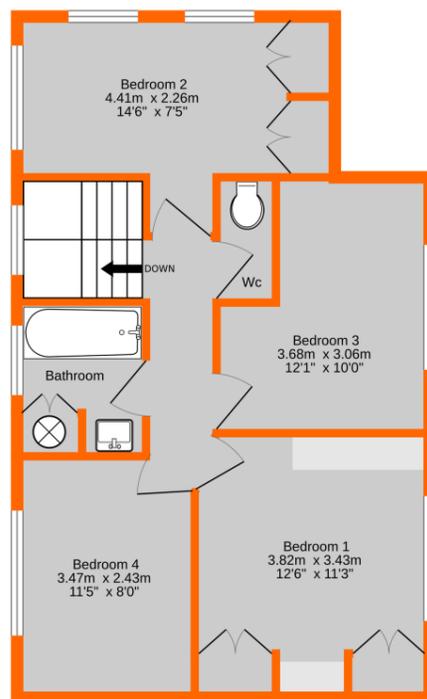


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
66.2 sq.m. (713 sq.ft.) approx.



1st Floor
55.3 sq.m. (595 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 121.5 sq.m. (1308 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

284 Pickhurst Lane, West Wickham, Kent BR4 0HT

Chain Free £795,000 Freehold

- Four Bedroom Detached Home.
- Dining Room & White Cloakroom.
- White Bathroom & Separate W.C.
- 1.1 Mile Bromley High Street.
- Double Aspect 20' 1" Living Room.
- Reappointed Kitchen With Appliances.
- 112' x 40' Rear Garden.
- Short Walk Pickhurst Schools.

284 Pickhurst Lane, West Wickham, Kent BR4 0HT

This extended four bedroom detached family home has an attractive 112' x 40' rear garden and is within walking distance of the sought after Pickhurst Infant and Junior schools. A bright double aspect 20' 1" living room with double glazed doors to the garden and separate dining room off the hallway. Beautifully reappointed kitchen with cream fitted units, granite work surfaces and various integrated kitchen appliances. White suite bathroom, separate w.c. and cloakroom to the ground floor. Bedrooms one and two have built in wardrobes and the property has gas fired heating with radiators and double glazing. There is a crazy paved terrace to the rear of the property with steps down to the garden, laid mainly to lawn with established shrub borders and trees and a small pond. Crazy paved driveway leading to the garage, which has an up and over door. This property has been cared for by the present owners and is a short walk from shops at the junction of Westmoreland Road and Pickhurst Lane. There is further extension potential, subject to the necessary planning consents.

Location

This property is in the slip road off Pickhurst Lane between Westmoreland Road and Brambledown Close. Local schools include the sought after Pickhurst and Highfield Infant and Junior schools and Langley Park Secondary schools. There are shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Pickhurst Lane and Westmoreland Road with routes to Bromley High Street, about 1.1 miles away with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. Pickhurst Recreation Ground can be accessed off Pickhurst Lane. Norman Park can be accessed at the Junction of Mead Way and Hayes Lane (Bromley).



Ground Floor

Enclosed Porch

Double glazed doors to timber and glazed door with windows either side

Hallway

2.19m x 1.82m (7' 2" x 6' 0") Deep storage cupboard housing gas meter, double radiator, wood effect laminate flooring, stairs to landing

Living Room

6.13m x 3.81m (20' 1" x 12' 6") Double glazed window to front, double glazed sliding doors to rear, fireplace with composite surround and hearth with coal effect electric fire, two double radiators,

Dining Room

3.62m x 3.07m (11' 11" x 10' 1") Double glazed window to rear, radiator, door to:

Kitchen

3.01m x 2.47m (9' 11" x 8' 1") Double glazed window to rear, double glazed door to side, range of cream units with quartz worksurfaces over, inset stainless steel sink with chrome mixer tap, integrated Neff stainless steel oven and Miele convection oven, Bosch washing machine, integrated fridge and Neff dishwasher, tiled floor with electric underfloor heating and radiator

Cloakroom

1.47m x 1.25m (4' 10" x 4' 1") Double glazed window to side, pedestal wash basin with chrome mixer tap, low level w.c., radiator, tiled floor

First Floor

Landing

Bedroom 1

3.82m x 3.43m (12' 6" x 11' 3") Double glazed window to rear, radiator, built in dressing table with ten drawers, fitted wardrobe with four doors and seven cupboards above, wood effect laminate flooring

Bedroom 2

4.41m x 2.26m (14' 6" x 7' 5") Double glazed window to front, two double glazed windows to side, fitted wardrobe with four doors and four cupboards above, double radiator

Bedroom 3

3.68m x 2.26m (12' 1" x 7' 5") Double glazed window to rear, radiator

Bedroom 4

3.47m x 2.43m (11' 5" x 8') Double glazed window to front, radiator, wood effect laminate flooring

Bathroom

2.24m x 1.72m (7' 4" x 5' 8") Double glazed window to front, bath with retractable seat and rain shower with separate hand shower and chrome taps, sink with chrome mixer tap and two door vanity beneath, cupboard housing the water tank, chrome heated towel rail, tiled walls and flooring

Separate W.C.

1.79m x 0.72m (5' 10" x 2' 4") Concealed cistern low level w.c., tiled floor

Outside

Rear Garden

34.34m x 12.18m (112' 8" x 40') Crazy paved terrace with retaining wall and steps down to lawn with mature shrub borders and trees, a small pond and garden beds plus area of decking and paved area with greenhouse and wooden shed, crazy paved path to wooden door at the front

Front Garden

Crazy paved driveway with off street parking for two cars, area of lawn with shrub borders

Garage

4.56m x 2.28m (15' x 7' 6") Electric up and over door, double glazed door to side, Bosch wall mounted boiler, electricity meter

Additional Information

Council Tax

London borough of Bromley – Band F. 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