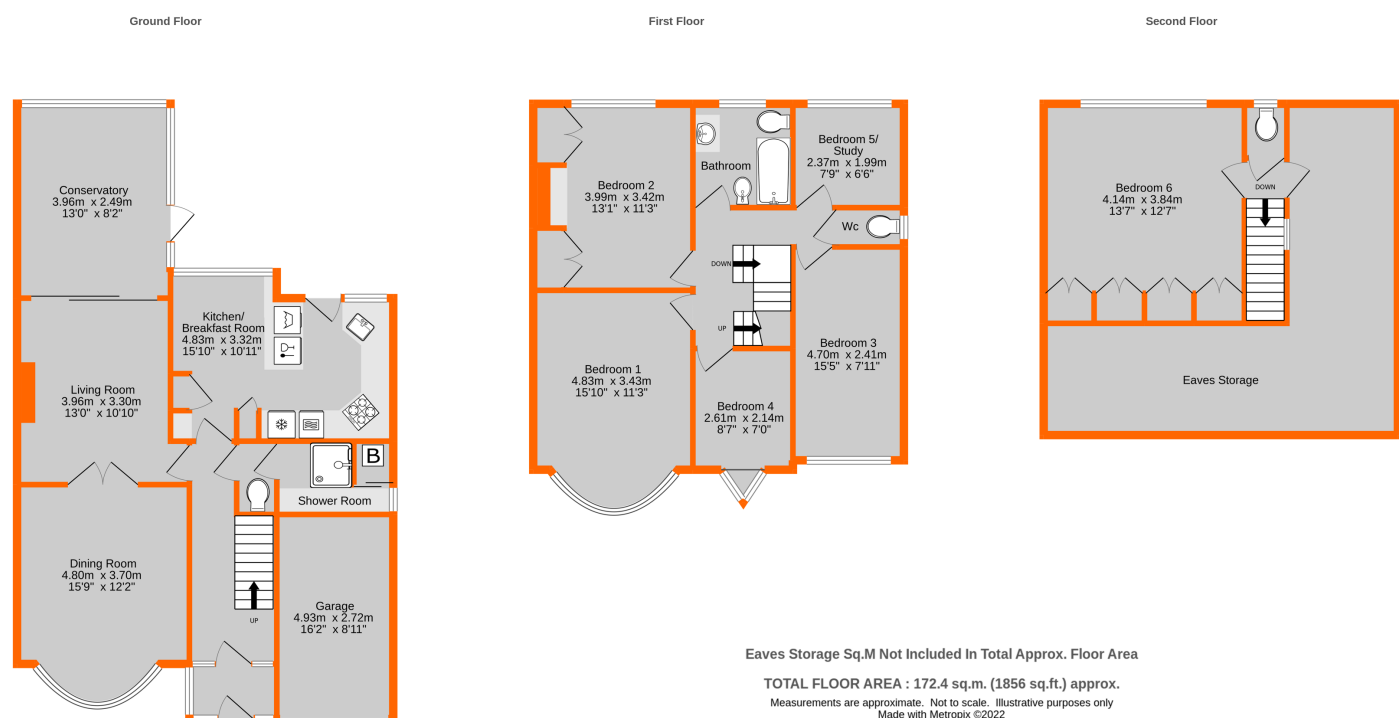




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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



104 Goodhart Way, West Wickham, Kent BR4 0EY

Chain Free £825,000 Freehold

- Substantial Semi Detached Home.
- Convenient Number Local Schools.
- Two Reception Rooms.
- White Bathroom & Shower Room.
- Five/Six Bedrooms.
- 15' 10" Kitchen/Breakfast Room.
- Double Glazed Conservatory.
- 138' x 30' Rear Garden.

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.
 For further details please visit our website - www.proctors.london



104 Goodhart Way, West Wickham, Kent BR4 0EY

Substantial CHAIN FREE, FIVE/SIX BEDROOM semi detached family home, enjoying a 138' x 30' REAR GARDEN and having accommodation over three floors. Convenient location for PICKHURST and LANGLEY PARK SCHOOLS. Off the hallway are the shower room and the 15' 10" x 10' 11" kitchen/breakfast room, appointed with cream fronted fitted units and drawers, granite work surfaces, a Neff stainless steel gas hob, Neff stainless steel electric oven and Neff microwave. The living room has a wood burning stove in a Limestone fireplace and from this room there are glazed double doors to the dining room and double glazed patio doors to the double glazed conservatory, which overlooks the rear garden. There are five bedrooms, a white separate w.c. and white suite bathroom to the first floor. The loft conversion provides the sixth bedroom, with mirror fronted wardrobes to one wall and a white separate w.c. The property has double glazing and gas fired heating with radiators. The garage is approached via an own driveway, providing parking for three cars and the rear garden is laid mainly to lawn with shrub/rose borders, various trees including apple trees, a pond, a paved terrace and a further paved terrace to the rear of the garden, with a summer house and garden shed.

Location

Goodhart Way runs between Pickhurst Lane and The Avenue. Local schools include Pickhurst and Hawes Down Infant and Juniors and Langley Park Secondary schools. There are shops at the junction of Westmoreland Road and Pickhurst Lane. West Wickham Leisure Centre and Station are about 0.9 of a mile away. Bromley High Street and Bromley South Station are about 1.4 miles away. Bus services pass along Pickhurst Lane and The Avenue.



Ground Floor

Enclosed Porch

Via enclosed porch with leaded light front and side windows, tiled floor and part glazed door to:

Hallway

4.93m x 1.82m (16' 2" x 6' 0") Engineered oak flooring, double radiator, ceiling downlights, coving, understairs cupboard housing gas and electric meters and consumer unit

Kitchen/Breakfast Room

4.83m x 3.32m (15' 10" x 10' 11" reducing to 2.83m 9' 3") Double glazed door and double glazed windows to rear, appointed with cream fronted fitted wall and base units and drawers, granite work surfaces, granite upstands, Neff stainless steel four ring gas hob with Neff stainless steel/glass extractor canopy above, Neff stainless steel electric oven and Neff microwave, space for fridge/freezer, Blanco granite effect 1 1/2 sink with a brushed steel mixer tap, plumbing/space for dishwasher and washing machine, tiled floor, stainless steel gas fire (not tested), chrome ceiling downlights, tall larder unit, tall shelved unit and space for breakfast table

Shower Room

2.79m x 1.50m (9' 2" plus boiler cupboard x 4' 11") Engineered oak flooring, white low level w.c., tiled walls, door to shower with double glazed side window, tiled shower with a door and screen and Grohe shower, white ladder style radiator, tiled walls and floor, ceiling downlights, cupboard housing boiler

Living Room

3.96m x 3.30m (13' 0" x 10' 10" into alcoves plus door recess) Wood burning stove in a limestone fireplace, coving, engineered oak flooring, double radiator, double glazed patio door and window to conservatory, glazed doors to:

Dining Room

4.80m x 3.70m (15' 9" into bay x 12' 2") Double glazed leaded light front bay window, shaped radiator, coving

Conservatory

3.96m x 2.49m (13' 0" x 8' 2") Double glazed windows to two sides and door to garden, engineered oak flooring

First Floor

Landing

L shape, radiator, staircase to second floor, coving, ceiling downlights

Bedroom 1

4.83m x 3.43m (15' 10" into bay x 11' 3") Double glazed leaded light front bay window, shaped radiator, ceiling downlights, coving

Bedroom 2

3.99m x 3.42m (13' 1" x 11' 3" into alcoves) Double glazed rear window, radiator, coving, ceiling downlights, fitted double wardrobe to each alcove

Bedroom 3

4.70m x 2.41m (15' 5" x 7' 11") Double glazed leaded light front window, radiator, coving

Bedroom 4

2.61m x 2.14m (8' 7" x 7' 0") Double glazed leaded light front oriel window, coving, radiator

Bedroom 5/Study

2.37m x 1.99m (7' 9" x 6' 6") Double glazed rear window, radiator

Separate W.C.

1.25m x 0.83m (4' 1" x 2' 9") Double glazed side window, white low level w.c., tiled floor and part tiled walls

Bathroom

2.13m x 2.01m (7' 0" x 6' 7") Double glazed rear window, appointed with a white suite of low level w.c., bidet and wash basin with a chrome mixer tap in a glass top, bath with a chrome mixer tap, white ladder style radiator, tiled floor and walls, ceiling downlights, radiator

Second Floor

Second Floor Landing

Small landing, door to loft space, arched side window to loft space

Second Separate W.C.

0.94m x 0.94m (3' 1" x 3' 1") Double glazed rear window, white low level w.c., part tiled walls, tiled floor

Bedroom 6

4.14m x 3.84m (13' 7" x 12' 7" plus wardrobes) Double glazed rear window, double radiator, ceiling downlights, four mirror fronted double wardrobes (one door requires re-hanging), coving

Outside

Rear Garden

42.09m x 9.30m (138' x 30') Laid mainly to lawn, shrub/rose borders, trees including Silver Birch and two apple trees, pond, paved terrace, greenhouse, vegetable beds, pergola with paved path to additional paved terrace and summer house 2.58m x 1.72m (8' 6" x 5' 8") with veranda and garden shed, outside tap, side access with gate to front

Front Garden

Own drive for three cars, lawn and shrub borders

Garage

4.93m x 2.72m (16' 2" reducing to 4.42m 14' 6" x 8' 11" Light, up and over door

Additional Information

Council Tax

London Borough of Bromley - Band F