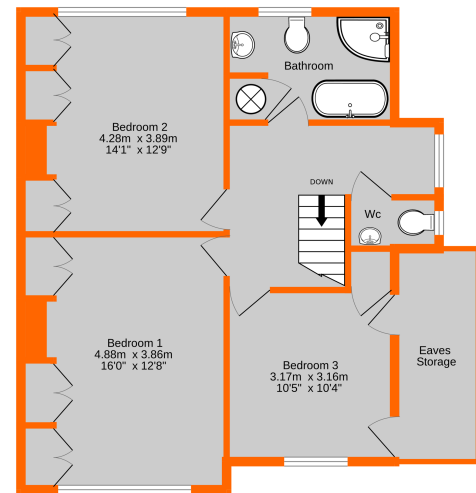


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

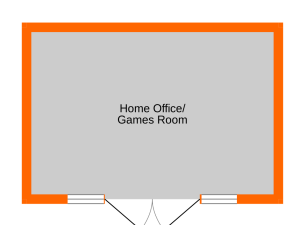
Ground Floor
80.7 sq.m. (868 sq.ft.) approx.



1st Floor
63.5 sq.m. (683 sq.ft.) approx.



Outbuildings
15.5 sq.m. (167 sq.ft.) approx.



Outbuildings Sq.M Not Included In Total Approx. Floor Area

TOTAL FLOOR AREA : 144.2 sq.m. (1552 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.


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

The Property Ombudsman

George Proctor & Partners trading as Proctors





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

45 Pickhurst Park, Bromley, Kent BR2 0TN

£815,000 Freehold

Three Double Bedroom Semi.

Short Walk Pickhurst Schools.

15' 8" Kitchen/Breakfast Room.

Integral Garage & Parking 3 Cars.

Derby Built Family Home.

Two Generous Reception Rooms.

White Bathroom With Bath & Tiled Shower.

102' Garden With Games Room.

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45 Pickhurst Park, Bromley, Kent BR2 0TN

Proctors West Wickham Office are delighted to offer one of the popular Derby built semi detached family homes, in a conservation area, a short walk from the sought after Pickhurst schools and enjoying a 102' x 39' rear garden. Three double bedrooms and two generous reception rooms, with the living room having a wood burning stove. 15' 8" kitchen/breakfast room with Benchmark cream fronted fitted units and drawers and a breakfast bar. White suite cloakroom off the hallway. The two main bedrooms have fitted wardrobes and the white suite bathroom has a double ended bath and tiled corner shower. Separate white w.c. off the L shape landing. The good size garden has a paved terrace on two levels, is laid mainly to lawn, with established shrub borders and trees and a home office/games room. Gas fired heating with radiators and double glazing. Integral garage and driveway providing parking for three vehicles. Extension potential subject to planning permission.

Location

This property is in the section of Pickhurst Park between Broadoaks Way and Barnhill Avenue and in a conservation area. Local schools include the sought after Pickhurst and Highfield Infant and Junior schools and Langley Park and Hayes Secondary schools. Bus services pass along Pickhurst Park and Barnhill Avenue with routes to Bromley High Street, about 1.1 miles away, with The Glades Shopping Centre, various restaurants 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. Pickhurst Recreation Ground and Cupola Wood can be accessed off Mead Way and Pickhurst Lane. Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



Ground Floor

Entrance Porch

Via double glazed leaded light door to enclosed porch with double glazed leaded light front and side windows and front door to:

Hallway

5.54m x 2.11m (18' 2" x 6' 11") Radiator, leaded light front windows, understairs cupboard with light, door to garage

Cloakroom

1.47m x 1.02m (4' 10" x 3' 4") Double glazed side window, white low level w.c. and wash basin with a chrome mixer tap, radiator, tiled floor and walls

Dining Room

4.72m into bay x 3.88m into alcoves (15' 6" x 12' 9") Double glazed leaded light front bay window, coving, wood effect laminate flooring, two radiators, sliding pocket doors to:

Living Room

5.20m into bay x 3.89m into alcoves (17' 1" x 12' 9") Two radiators, double glazed doors and windows to rear bay, coving, wood effect laminate flooring, wood burning stove on a slate hearth

Kitchen/Breakfast Room

4.77m x 2.99m (15' 8" x 9' 10") Appointed with cream fronted fitted wall and base units and drawers, wood strip effect laminate work surface, breakfast bar, double glazed rear window, stainless steel sink and drainer with a brushed steel mixer tap, built in five burner stainless steel gas hob, three walls tiled and tiled floor, cupboard housing Ideal Classic boiler and plumbing for dishwasher, plumbing/space for washing machine, space for fridge/freezer, built in Neff stainless steel electric double oven and Neff microwave, chrome ceiling downlights, door with window above to side, tall pull out larder unit, upright brushed steel radiator

First Floor

L Shape Landing

3.94m reducing to 1.16m (3' 10") x 3.31m (12' 11" x 10' 10") Access to loft via aluminium ladder with light, boarding and double glazed Velux window, radiator, double glazed side window

Bedroom 1

4.88m x 3.86m into wardrobes and alcoves (16' 0" x 12' 8") Double glazed leaded light front window, radiator, three double fitted wardrobes and four double high level cupboards above

Bedroom 2

4.28m x 3.89m into wardrobes and alcoves (14' 1" x 12' 9") Double glazed rear window, radiator, coving, three double fitted wardrobes and four double high level cupboards above with a dressing bar having 2 drawers, all to one wall

Bedroom 3

3.17m x 3.16m (10' 5" x 10' 4") Double glazed front leaded light window, three eaves storage cupboards, double radiator

Bathroom

3.12m x 2.01m (10' 3" x 6' 7") Double glazed rear window, radiator, white suite of low level w.c., wash basin with a chrome mixer tap and double ended bath with a chrome mixer tap/hand shower, tiled corner shower with a chrome shower, white shower tray and sliding door, chrome ladder style radiator, chrome ceiling downlights, airing cupboard with slatted shelves housing hot water tank, white tiled walls

Separate W.C.

1.54m x 0.86m (5' 1" x 2' 10") Double glazed side window, white low level w.c. and wash basin with a chrome mixer tap, white part tiled walls, radiator

Outside

Front Garden

Crazy paved driveway for three vehicles, lawn area, shrub borders, cherry tree

Rear Garden

31.10m x 12.05m (102' x 39') Crazy paved side access with gate to front, shed to side of house, outside tap, paved terrace to two levels, greenhouse, laid mainly to lawn, summer house (requiring repair), established shrub borders and trees including an oak and eucalyptus. Home Office/Games Room 4.75m x 3.25m (15' 7" x 10' 8") with power and light to rear garden with garden shed to one side, paved terrace to front of home office, double doors

Garage

5.05m x 2.45m (16' 7" x 8' 0") Leaded light side window, double doors to front, consumer unit, gas and electric meters, power points, light

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