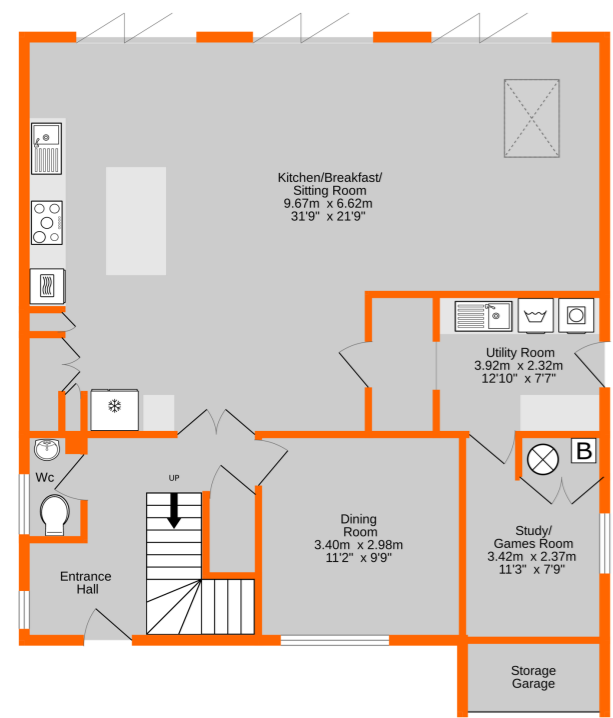
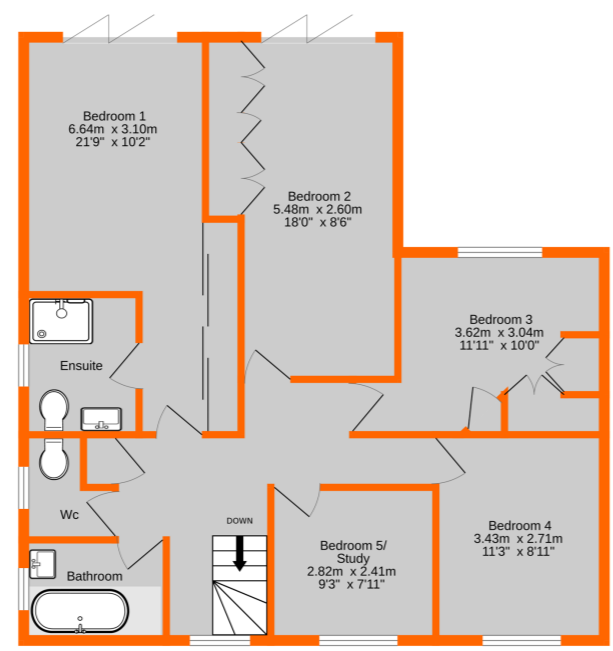


Ground Floor  
99.8 sq.m. (1075 sq.ft.) approx.



1st Floor  
84.8 sq.m. (913 sq.ft.) approx.



TOTAL FLOOR AREA : 184.6 sq.m. (1987 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.  
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Viewing by appointment with our West Wickham Office - 020 8460 7252

## 36 Hawes Lane, West Wickham, Kent BR4 0DB

### Chain Free £1,200,000 Freehold

- Five Bedroom Extended Detached Home.
- Study/Games Room & Dining Room.
- Two Larger Bedrooms With Bi Folding Doors.
- White En-suite Shower & Bathroom.
- Impressive Kitchen/Breakfast/Sitting Room.
- Kitchen With Appliances & Island Unit.
- Established 135' S.S.W. Facing Garden.
- Convenient Schools, Station and Shops.

## 36 Hawes Lane, West Wickham, Kent BR4 0DB

Chain Free beautifully presented and extended five bedroom detached family home, having a 135' established South, South West facing garden, with a superb monkey puzzle tree. Convenient location, within walking distance of Langley Park Secondary and Hawes Down Infant and Juniors, along with West Wickham station and shops in Station Road and West Wickham High Street. Spacious accommodation with an impressive 31' 9" x 21' 9" L shape kitchen/breakfast/sitting room, ideal for entertaining, with three sets of double glazed bi folding doors to the garden. Fitted kitchen with integrated appliances, Corian work surfaces and an island unit. Separate utility room, study/games room, white suite cloakroom and dining room. White en-suite shower room to bedroom 1, white bathroom and separate w.c.. Three of the five bedrooms have fitted wardrobes and bedrooms one and two have a vaulted ceiling and double glazed bi folding doors, with a Juliette balcony, overlooking the rear garden. Block pavior driveway for three vehicles and storage garage. Attractive garden with wide paved terrace, laid mainly to lawn with established shrub borders and trees.

### Location

This property is in the section of Hawes Lane between Red Lodge Road and The Mead. Local schools include the sought after Langley Park Primary and Secondary and Hawes Down Infant and Junior schools. West Wickham Station and Leisure Centre (presently being refurbished) are at the end of Hawes Lane, off Red Lodge Road. West Wickham High Street with some national stores, including a Marks and Spencer's and Sainsbury's supermarkets, various restaurants and coffee shops is about 0.5 of a mile away. There are shops in Station Road and Red Lodge Road. Bromley High Street is about 2.3 miles away with Bromley South station, providing fast (about 18 minutes) and frequent services to London.



### Ground Floor

#### Entrance

Via covered porch with a light and part double glazed front door to:

#### Hallway

3.38m x 3.23m reducing to 1.21 (4') plus staircase (11' 1" x 10' 7") Double radiator, double glazed high level side window, wood block flooring in a herringbone design, turned staircase with understairs storage cupboard housing the gas meter

#### Cloakroom

2.08m x 0.76m (6' 10" x 2' 6") Double glazed side window, radiator, white low level w.c. and wash basin

#### Dining Room

3.4m x 2.98m (11' 2" x 9' 9") Double glazed front window, radiator, wood block flooring in a herringbone design, three low level cupboards, three drawers and four shelves to one wall

#### Kitchen/Breakfast/Sitting Room

9.67m x 6.62m reducing to 4.18m (13' 9") (31' 9" x 21' 9") Three sets of double glazed bi folding doors to garden, double glazed Velux window over sitting area, ceiling downlights, tiled floor with underfloor heating.

Kitchen appointed with white and black fronted fitted wall and base units and drawers, Corian worksurfaces, Franke 1 1/2 stainless steel sink with a chrome mixer tap and drainer cut into the Corian, integrated Miele dishwasher, Neff induction hob with a stainless steel/glass extractor unit above and Neff electric double oven, space for American style fridge/freezer with a pull out larder unit and tall storage cupboard, island unit with base units and drawers and breakfast bar, door to:

#### Utility Room

3.92m x 2.32m (12' 10" x 7' 7") Two recesses with coat hooks, white base and wall units and drawers, granite effect worksurfaces, stainless steel sink and drainer with a chrome mixer tap, plumbing/space for washing machine and space for tumble dryer, tall storage unit, ceiling downlights, tiled floor with underfloor heating, part double glazed side door and side double glazed window, door to:

#### Study/Games Room

3.42m including double cupboard x 2.37m (11' 3" x 7' 9") Double glazed side window, double cupboard housing the Worcester boiler and hot water tank, wood block flooring in a herringbone design

### First Floor

#### Landing

Tall double glazed front window over staircase, linen cupboard with slatted shelves, access to loft via aluminium ladder with light and boarding

#### Bedroom 1

6.64m reducing to 4.14m (13' 7") x 3.10m (21' 9" x 10' 2") Double glazed bi folding doors to vaulted ceiling with glass Juliette balcony overlooking the rear garden, double radiator, ceiling downlights, fitted wardrobes with three sliding doors - one mirror fronted

#### En Suite Shower Room

2.32m x 1.94m (7' 7" x 6' 4") Double glazed side window, tiled shower with a chrome shower and hand shower, white shower tray and glass screen, white low level w.c. and wash basin with a drawer beneath, tiled walls, chrome ladder style radiator, ceiling downlights

#### Bedroom 2

5.48m x 2.6m plus wardrobes (18' 0" x 8' 6") Double glazed bi folding doors to vaulted ceiling with glass Juliette balcony overlooking the rear garden, two double and a single wood effect fitted wardrobe, double radiator, ceiling downlights

#### Bedroom 3

3.62m x 3.04m (11' 11" x 10' 0") Double glazed rear window, double radiator, two double wood effect wardrobes and a single shelved corner wardrobe

#### Bedroom 4

3.43m x 2.71m (11' 3" x 8' 11") Double glazed front window, double radiator

#### Bedroom 5/Study

2.82m x 2.41m (9' 3" x 7' 11") Double glazed front window, double radiator

#### Bathroom

2.04m x 1.75m (6' 8" x 5' 9") Double glazed side window, white suite of bath with a wall mounted shower over and pedestal wash basin, radiator, one wall tiled, otherwise part tiled walls

#### Separate W.C

1.47m x 1.17m reducing to 0.79m (2' 7") (4' 10" x 3' 10") Double glazed side window, white low level w.c.

### Outside

#### Rear Garden

41.15 x 12.39m (135' x 40') Paved terrace to rear of house, side access either side of house with gate to front garden, laid mainly to lawn, shrubs and trees including a Monkey Puzzle tree, apple tree, further paved terrace to rear of garden and timber shed

#### Storage Garage

2.51m x 1.29m (8' 3" x 4' 3") Double doors to front, power point, water tap

#### Front Garden

Block pavior driveway for three vehicles, lawn area, tree and shrub borders.

### Additional Information

#### Council Tax

London borough of Bromley – Band F. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)