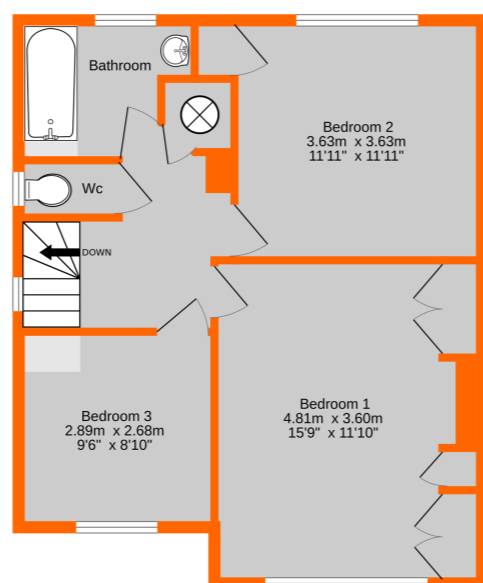
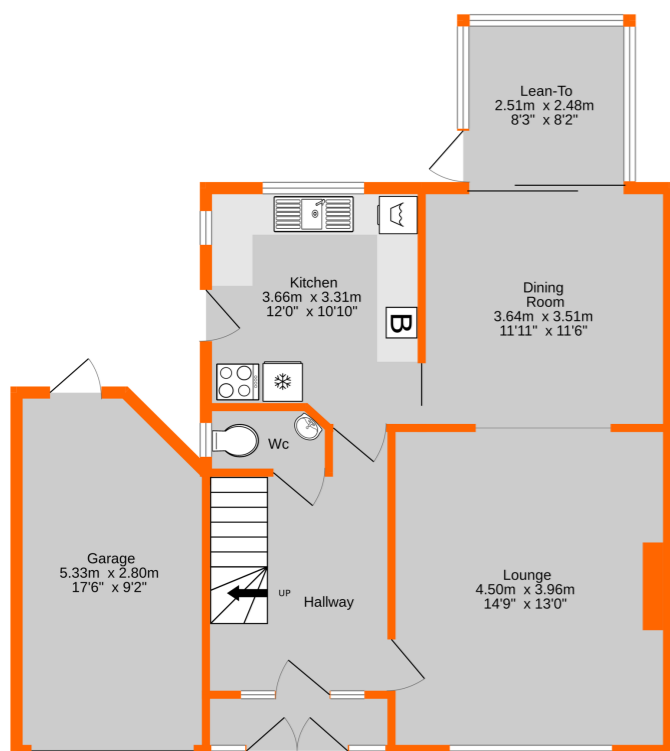


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
62.9 sq.m. (677 sq.ft.) approx.

1st Floor
54.2 sq.m. (583 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 117.1 sq.m. (1260 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

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

16 Pickhurst Park, Bromley, Kent BR2 0UF

£750,000 Freehold

- Three Bedroom Semi Detached.
- Kitchen and Lean-to Garden Room.
- 85' Westerly Facing Garden.
- Near Pickhurst & Highfield Schools.
- Two Reception Rooms.
- White Bathroom & Separate Cloakroom.
- Offering Extension Potential (S.T.P.P.)
- 1 Mile Bromley South Station.

16 Pickhurst Park, Bromley, Kent BR2 0UF

Offered to the market for the first time since 1964, is this much loved larger than average, 1930's semi detached family home, ideally located within a popular tree lined road, close to a selection of local schools and transport links. Internally the property has a large entrance hall with separate cloakroom, two generous reception rooms, fitted kitchen and lean-to garden room enjoying views over the rear garden. To the first floor there are three generous bedrooms, white suite family bathroom and separate cloakroom. The property offers ample potential to extend, subject to the correct planning permissions. Outside the beautifully mature Westerly facing rear garden is around 85 ft, stocked with a large selection of shrubs with large shaped lawn and paved patio area. Garage to the side with further off street parking to the front.

Location

This property is in the section of Pickhurst Park between Westmoreland Road and Broadoaks Way. There are local shops at the junction of Westmoreland Road and Pickhurst Lane with a Post Office, coffee shops and various others. Local schools include Pickhurst and Highfield Infant and Juniors and Langley Park Secondary. Bus services pass along Westmoreland Road with routes to Bromley High Street, with The Glades shopping centre and Bromley South station about one mile away. The new Supperloop bus service connects Bromley with Croydon.



Ground Floor

Entrance Porch

Enclose porch

Hallway

Hardwood glazed door, side window, radiator, coved cornice, under stair storage cupboard

Living Room

4.5m x 3.96m (14' 9" x 13' 0") Double glazed leaded light window to front, coved cornice, double radiator, wall lights, open to:

Dining Room

3.64m x 3.51m (11' 11" x 11' 6") Double glazed sliding doors to rear, coved cornice, double radiator, door to kitchen

Garden Lean To

2.51m x 2.48m (8' 3" x 8' 2") Tiled floor, glazed to three sides with door to garden

Kitchen

3.66m x 3.31m (12' 0" x 10' 10") Double glazed window to rear, glazed door to side and garden, glazed window, range of fitted wall and base units, drawers with work surfaces over, stainless steel sink with chrome taps, Vaillant wall mounted boiler, space and plumbing for washing machine, fridge freezer and cooker

Cloakroom

Glazed window to side, low level w.c., wash band basin with chrome taps

First Floor

Landing

Leaded light glazed window to side, coved cornice, loft access with pull down ladder, built in airing cupboard with hot water tank and storage

Bedroom 1

4.81m x 3.6m (15' 9" x 11' 10") Double glazed leaded light window to front, radiator, built in wardrobes to two alcoves

Bedroom 2

3.63m x 3.63m (11' 11" x 11' 11") Double glazed window to rear, radiator, wall lights, built in storage cupboard

Bedroom 3

2.89m x 2.68m (9' 6" x 8' 10") Double glazed leaded light window to front, coved cornice, radiator

Bathroom

2.05m x 2.48m (6' 9" x 8' 2") Double glazed window to rear, panelled bath with mixer tap/hand shower, radiator, wash hand basin with chrome mixer tap, extractor fan, electric heated towel rail, tiled walls

Separate W.C

Double glazed window to side, low level w.c.

Outside

Rear Garden

85' (25.91m) Beautifully mature rear westerly facing rear garden with paved patio area, shrub/flower beds, fenced, large lawn, outside tap, door to garage

Garage

5.37m x 2.82m (17' 7" x 9' 3") Up and over door, power point, gas meter

Additional Information

Council Tax

London Borough of Bromley - Band F