

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

93.4 sq.m. (1006 sq.ft.) approx.

First Floor

66.3 sq.m. (714 sq.ft.) approx.

Second Floor

49.0 sq.m. (527 sq.ft.) approx.

TOTAL FLOOR AREA : 208.8 sq.m. (2247 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only

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

21 Boleyn Gardens, West Wickham, Kent BR4 9NG

Guide Price £925,000 Freehold

Substantial Semi Detached Home.

23' x 23' Kitchen/Family/Dining Room.

Four Bath or Shower Rooms.

Living Room & Study/Bedroom 6.

Five/Six Bedrooms.

121' Southerly Facing Garden.

Parking Three/Four Vehicles.

0.3 Mile West Wickham High Street.

www.proctors.london

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Substantial, (about 2,247 Sq Ft) five/six bedroom double fronted semi detached family home having accommodation over three floors and situated on the popular south side of West Wickham High Street, which is about 0.3 of a mile away. Long 121' attractive southerly facing rear garden, which is accessed via double glazed bi-folding doors from the generous 23' 1" x 23' kitchen/family/dining room, which is an ideal room for entertaining. The kitchen has wood strip work surface, including to the island unit. There is a separate living room and the sixth bedroom with an en suite wet room to the ground floor. The first floor offers three double bedrooms, a white en suite shower room and white suite family bathroom. There are two further double bedrooms and a white suite shower room to the spacious second floor loft conversion. Gas fired heating with radiators, double glazing and brick pavior hardstanding to the front for three/four vehicles. The rear garden has a paved terrace, is laid mainly to lawn with established mature shrub borders. This property offers a great opportunity for a growing family to buy an impressive home, in a convenient location for all the facilities that West Wickham offers.

Location

This property is in the section of Boleyn Gardens between Highfield Drive and Copse Avenue. West Wickham High Street with a range of amenities including a Sainsbury's and Marks and Spencer supermarket, various shops, coffee shops and restaurants is about 0.3 of a mile away. West Wickham Station is about 0.7 of a mile away. Local schools include Hawes Down Infant and Juniors, Oak Lodge Primary and Langley Park Secondary schools for boys and girls. Bus services pass along West Wickham High Street. Spring Park Woods can be accessed off Woodland Way. Bromley High Street and Bromley South Station are about 2.9 miles away.



Ground Floor

Entrance

Via part double glazed door to:

Hallway

5.53m x 1.92m (18' 2" x 6' 4") Double glazed front windows, coving, wood effect laminate flooring, upright radiator with mirror, three pull out under stairs storage cupboards with gas and electric meters behind and a further under stairs cupboard housing two consumer units

Living Room

5.30m into bay x 3.82m into alcoves (17' 5" x 12' 6") Double glazed front bay window, coving, wood effect laminate flooring, double radiator

Study/Bedroom 6

4.34m x 2.80m reducing to 2.5m (8' 2") (14' 3" x 9' 2") Double glazed front window, wood effect laminate flooring, coving, two fitted wardrobes, double radiator, door to:

Wet Room

2.20m x 1.80m (7' 3" x 5' 11") Double glazed side window, appointed with a white suite of low level w.c., wash basin with a drawer beneath and tiled shower with a chrome shower and hand shower and a seat, tiled walls and floor, extractor fan, double radiator

Kitchen/Family/Dining Room

7.03m x 7.01m reducing to 4.94m (16' 2") (23' 1" x 23' 0") Double glazed bifolding doors to the garden, double glazed rear window, three double glazed rear Velux windows, appointed with cream fronted fitted wall and base units and drawers, wood strip work surface including to the island unit with base units and drawers beneath and a breakfast bar, five burner stainless steel Smeg gas hob with a stainless steel extractor canopy above, stainless steel sink and drainer with a chrome mixer tap, plumbing/space for dishwasher, Electra electric double oven, cupboard housing plumbing/space for washing machine and tumble dryer, space for American style fridge/freezer, storage cupboard housing the Vaillant boiler and hot water tank, two column style radiators, coving

First Floor

Landing

5.49m x 2.25m (18' 0" x 7' 5") Double glazed oriel window to front with a deep sill, wood effect laminate flooring, coving, column style radiator, staircase to second floor

Bedroom 1

5.35m into bay x 3.56m into alcoves (17' 7" x 11' 8") Double glazed front bay window, wood effect laminate floor, coving, double radiator, double cream and single mirror fronted wardrobe to each alcove

Bedroom 2

4.14m x 3.27m into alcoves (13' 7" x 10' 9") Double glazed rear window, wood effect laminate flooring, coving, double radiator, double cream and single mirror fronted wardrobe to each alcove

Bedroom 3

4.65m x 2.77m reducing to 2.18m (7' 2") (15' 3" x 9' 1") Double glazed front oriel window with a deep sill, double radiator, wood effect laminate flooring, coving, Vaulted ceiling to front part of the room, opening to walk in wardrobe and door to:

En Suite Shower Room

2.28m x 1.96m (7' 6" x 6' 5") Double glazed rear window, white suite of low level w.c., wash basin with a drawer beneath, upright radiator, tiled shower with a chrome shower and hand shower, door and screen, white tiled walls, tiled floor

Bathroom

2.75m x 2.46m (9' 0" x 8' 1") Double glazed rear window, white suite of low level w.c. and wash basin with a drawer beneath, low level w.c. and bath with a chrome shower and hand shower to one end, tiled walls and floor, upright column style radiator, extractor fan

Second Floor

Second Floor Landing

5.01m x 1.89m (16' 5" x 6' 2") Wood effect laminate flooring, double radiator, double glazed front and rear Velux window, coving

Bedroom 4

5.65m into wardrobes x 3.34m reducing to 2.53m (8' 4") (18' 6" x 10' 11") L shape room, double glazed rear window, double radiator, wood effect laminate flooring, coving, two double cream fitted wardrobes and a mirror fronted shelved cupboard to one wall

Bedroom 5

4.51m reducing to 2.91m (9' 7") x 3.34m (14' 10" x 10' 11") L shape room, double glazed front Velux window, radiator, wood effect laminate flooring, coving, eaves storage cupboard

Shower Room

3.01m x 2.47m (9' 11" x 8' 1") Double glazed front Velux window, white suite of low level w.c., rectangular wash basin with two drawers and two cupboards beneath, tiled shower with a chrome shower and hand shower, sliding door and a shower screen, shaver point, tiled floor and walls, white column style upright radiator

Outside

Rear Garden

36.98m x 8.66m reducing to 6m (19') (121' x 28') Southerly facing with paved terrace to rear of house, outside tap, laid mainly to lawn, established mature shrub borders, timber shed, pergola, side access with gate to the front garden

Front Garden

Brick pavior hardstanding for three/four cars, 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

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