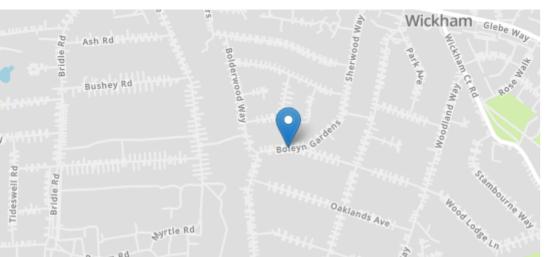
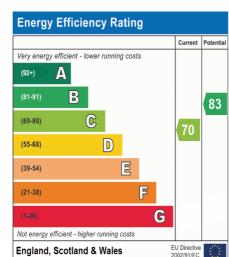
West Wickham Office

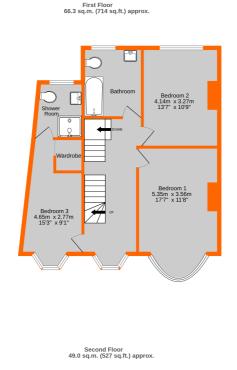
- 318 Pickhurst Lane, West Wickham, BR4 OHT
- **2** 020 8460 7252
- westwickham@proctors.london



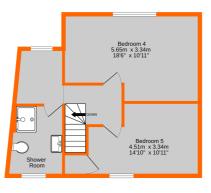




Living Room 5.30m x 3.82m 17'5" x 12'6"



TOTAL FLOOR AREA: 208.8 sq.m. (2247 sq.ft.) approx surements are approximate. Not to scale. Illustrative purposes only Made with Metropix ©2025



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 nd 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 ompanies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.



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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.

- Four Bath or Shower Rooms.
- Living Room & Study/Bedroom 6.
- Five/Six Bedrooms.
- 23' x 23' Kitchen/Family/Dining Room.
 121' Southerly Facing Garden.
 - Parking Three/Four Vehicles.
 - 0.3 Mile West Wickham High Street.



westwickham@proctors.london







21 Boleyn Gardens, West Wickham, Kent BR4 9NG

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 5.35m into bay x 3.56m into alcoves (17' 7" x 11' 8") Double 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, 2.28m x 1.96m (7' 6" x 6' 5") Double glazed rear window, white pergola, side access with gate to the front garden

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 2.75m x 2.46m (9'0" x 8'1") Double glazed rear window, white stainless steel Smeg gas hob with a stainless steel extractor extractor fan canopy above, stainless steel sink and drainer with a chrome mixer tap, plumbing/space for dishwasher, Electra electric Second Floor double oven, cupboard housing plumbing/space for washing machine and tumble dryer, space for American style Second Floor Landing 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

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

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

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

with cream fronted fitted wall and base units and drawers, suite of low level w.c. and wash basin with a drawer beneath, wood strip work surface including to the island unit with base low level w.c. and bath with a chrome shower and hand shower units and drawers beneath and a breakfast bar, five burner to one end, tiled walls and floor, upright column style radiator,

5.01m x 1.89m (16' 5" x 6' 2") Wood effect laminate flooring, For coverage at this property, please visit: double radiator, double glazed front and rear Velux window, checker.ofcom.org.uk/en-gb/broadband-coverage 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

Bedroom 5

4.51m reducing to 2.91m (9' 7") x 3.34m (14' 10" x 10' 11") I 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 basir 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

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

checker.ofcom.org.uk/en-gb/mobile-coverage

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