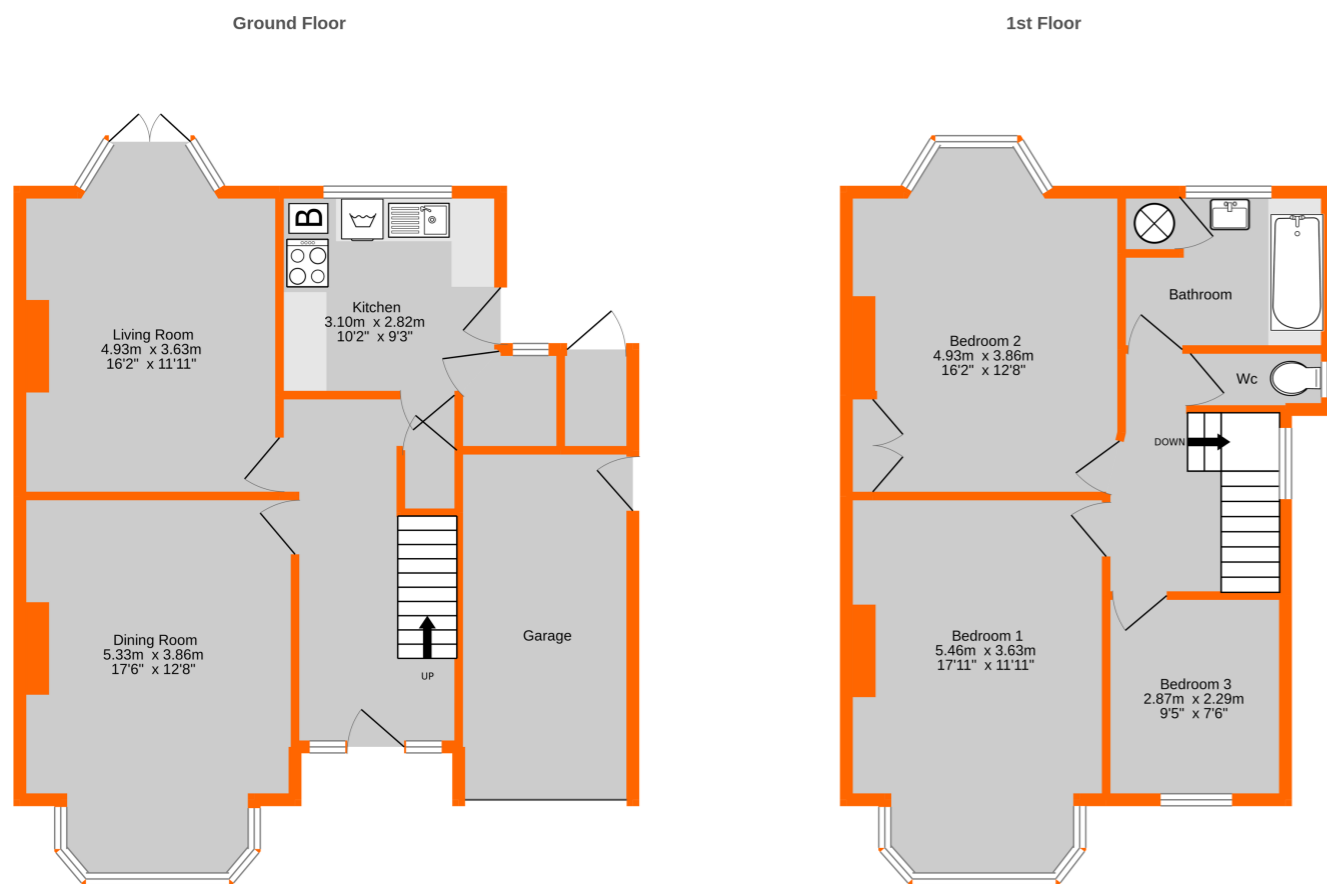


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 114.2 sq.m. (1229 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

39 Goodhart Way, West Wickham, Kent BR4 0ER

Chain Free £665,000 Freehold

- Three Bedroom Semi Detached.
- Kitchen With Dresser Unit.
- 0.7 Mile West Wickham Station.
- Extension Potential S.T.P.P.
- Two Generous Reception Rooms.
- Bathroom & Separate W.C.
- Convenient Number Local Schools.
- Requiring Modernisation.

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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 For further details please visit our website - www.proctors.london



39 Goodhart Way, West Wickham, Kent BR4 0ER

Chain free three bedroom semi detached house about 0.7 of a mile from West Wickham station and in a convenient location for the sought after Langley Park and Pickhurst schools. Situated in this popular road, the property requires modernisation and has extension potential, subject to the necessary planning consents. There are two good proportion reception rooms, with the 17' 6" dining room having a tiled fireplace and the 16' 2" living room has a polished wood fire surround, tiled slips and hearth. The kitchen has an original dresser unit. The two larger bedrooms have a tiled fireplace with a polished wood fire surround, the bathroom is appointed with a white suite and there is a separate high flush w.c. This property has double glazing, radiators to a few of the rooms, however, most of the rooms have either Dimplex electric storage radiators or electric heaters (as listed). The rear garden is about 89' x 31' laid mainly to lawn, with various shrubs. The attached garage is approached via an own crazy paved driveway. The purchaser will want to modernise the kitchen, bathroom and separate w.c., install a full central heating system and redecorate the house.

Location

This property is in the section of Goodhart Way between West Way and The Avenue. Local schools include the sought after Pickhurst and Hawes Down Infant and Juniors and Langley Park Secondary schools. West Wickham station is about 0.7 of a mile away and West Wickham High Street, with a good range of shops, restaurants and coffee shops is about 1.1 miles away. There are shops at the junction of Westmoreland Road and Pickhurst Lane. Bromley High Street and Bromley South Station are about 1.5 miles away.



Ground Floor

Entrance

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

Hallway

15' 10" x 6' 8" (4.83m x 2.03m) Part stained glass leaded light front windows, Dimplex electric storage radiator, double radiator, picture rail, under stairs storage cupboard with electric and gas meters and consumer unit, coving

Dining Room

17' 6" into bay x 12' 8" into alcoves (5.33m x 3.86m) Double glazed front bay window, two Dimplex electric storage radiators, picture rail, coving, tiled fireplace

Living Room

16' 2" into bay x 11' 11" (4.93m x 3.63m) Dimplex electric storage radiator, polished wood fire surround with tiled slips and heath, double glazed doors and windows to rear bay, picture rail, coving

Kitchen

10' 2" x 9' 3" (3.10m x 2.82m) Dresser unit with glass fronted cupboards, two base cupboards and three drawers, floor mounted boiler, space for oven, stainless steel sink and drainer with a chrome mixer tap, plumbing/space for washing machine, base units, two drawers, two wall units and display shelves, part tiling to three walls, double radiator, part double glazed side door, double glazed rear window, larder cupboard with rear double glazed window

First Floor

Landing

Double glazed leaded light part stained glass side window, picture rail

Bedroom 1

17' 11" into bay x 11' 11" into alcoves (5.46m x 3.63m) Double glazed front bay window, picture rail, Dimplex electric heater, tiled fireplace with a polished wooden surround and over mantle with mirror, double radiator

Bedroom 2

16' 2" into bay x 12' 8" into alcove (4.93m x 3.86m) Double glazed rear bay window, tiled fireplace with a polished wood fire surround, picture rail, shallow double wardrobe to one alcove, Dimplex electric heater

Bedroom 3

9' 5" x 7' 6" (2.87m x 2.29m) Double glazed front window, Dimplex electric heater, picture rail

Bathroom

8' 7" x 7' 1" (2.62m x 2.16m) Double glazed rear window, white suite of bath with a chrome mixer tap, wash basin, part tiled walls, radiator, radiator/chrome towel rail, airing cupboard with slatted shelves housing hot water tank, access to loft

Separate W.C.

5' 4" x 2' 9" (1.63m x 0.84m) High flush w.c., double glazed side window

Outside

Rear Garden

89' x 31' (27.13m x 9.45m) Laid mainly to lawn, shrubs, side access with gate to front, outside cupboard

Attached Garage

Up and over door, part glazed side door

Front Garden

Lawn area, shrubs, crazy paved own driveway

Additional Information

Council Tax

London Borough of Bromley - Band F

