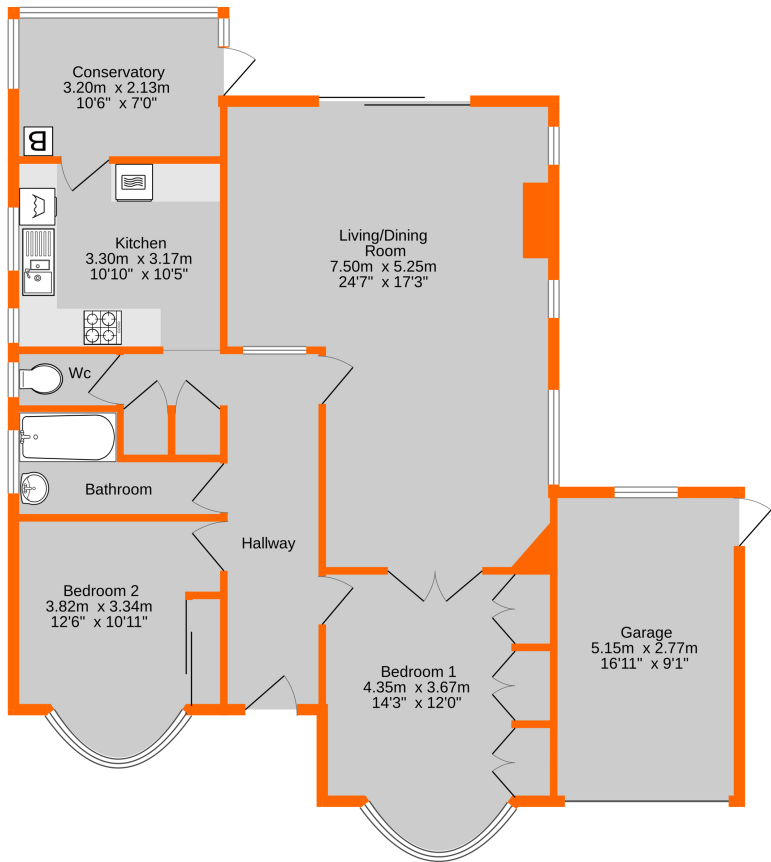


Ground Floor
94.8 sq.m. (1020 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA: 94.8 sq.m. (1020 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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George Proctor & Partners trading as Proctors



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

10 The Crescent, West Wickham, Kent BR4 0HE

Chain Free £620,000 Freehold

- Large L Shaped Living/Dining Room.
- Short Walk Local Shops.
- Requiring Some Modernisation.
- Bathroom & Separate W.C.
- Garage & Off Street Parking.
- Chain Free.
- Two Bedroom Detached Bungalow.
- 108' Westerly Garden.

10 The Crescent, West Wickham, Kent BR4 0HE

This perfectly situated, CHAIN FREE, two bedroom bungalow is one of only five bungalows in the road. With an impressive L shaped living/dining room as well as two bedrooms, both having fitted wardrobes and bay windows. There is a bathroom and separate w.c. and the kitchen features a Bosch stainless steel wall oven, gas hob and under counter fridge. The property enjoys a 108' westerly garden and there is a garage and storage area to one side of the house which offers further potential S.T.P.P. The property has gas fired central heating via an Ideal Logic combination boiler in the conservatory and there is currently off street parking to the front of the property for two cars. This property requires some updating, making it an ideal project for purchasers seeking a character bungalow in a premium location with easy access to West Wickham, Hayes and Bromley South.

Location

The Crescent is off Goodhart Way. Bromley High Street with The Glades Shopping Centre and Bromley South Station is about 1.3 miles away. Local schools include the sought after Langley Park Secondary and Pickhurst Infant and Juniors schools. West Wickham station and Leisure Centre are about 0.8 of a mile away. West Wickham High Street offers some national stores including a Sainsbury's and Marks and Spencer's supermarkets, various restaurants and coffee shops.



Ground Floor

Entrance

Via covered porch and part double glazed door to:

Hallway

5.79m x 1.38m (19' 0" x 4' 6") Painted timbers to the walls up to the plate rail, window to rear, single coat cupboard and separate storage cupboard with shelves, double radiator

Bedroom 1

4.35m into bay x 3.67m (14' 3" x 12') Double glazed bay window to front with single radiator beneath, dado rail, built in wardrobes with drawers and hanging space, glazed doors to living/dining room,

Bedroom 2

3.82m into bay x 3.34m (12' 6" x 10' 11") Double glazed bay window to front with single radiator beneath, dado rail, built in double wardrobe with mirror fronted doors

Bathroom

3.31m x 1.62m (10' 10" x 5' 4") Double glazed window to side, double radiator, pedestal wash basin with chrome taps, enamel bath with chrome mixer tap and chrome hand shower, vinyl flooring, part tiled walls

Cloakroom

1.7m x 0.81m (5' 7" x 2' 8") Double glazed window to side, double radiator, low level w.c., vinyl flooring

Kitchen

3.30m x 3.17m (10' 10" x 10' 5") Two double glazed windows to side, double radiator, laminate wall and base units and drawers with laminate worksurface over, Bosch four ring gas hob with Bosch extractor fan above, built in Bosch stainless steel wall oven and undercounter fridge, plumbing/space for washing machine, cream 1 1/2 bowl sink and drainer with chrome mixer tap, part tiled walls and vinyl flooring

Living/Dining Room

7.50m x 5.25m (24' 7" x 17' 3") L Shaped room, three double glazed windows to side and double glazed sliding doors to rear, two double radiators, Canon gas fire (untested) with brick surround and tiled mantelpiece, beamed ceiling, dado rails and wooden floorboards

Conservatory

3.2m x 2.13m (10' 6" x 7') Double glazed windows with door to the side, double radiator, wall mounted Ideal Logic Max combination boiler

Outside

Rear Garden

33.08m x 11.85m reducing to 5.39m (108' 6" x 38' 11" reducing to 17' 8") Steps to paved patio area with brick edging, further steps down to lawn area with large Oak tree, wooden shed (requiring removal), side access to either side of the bungalow

Garage

5.15m x 2.77m (16' 11" x 9' 1") Double glazed window to rear, up and over door to front and side access to additional lean to area

Additional Information

Agents Note

We understand that there was some underpinning carried out at this property in 1980, prior to our clients ownership.

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 Coverage

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage