

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

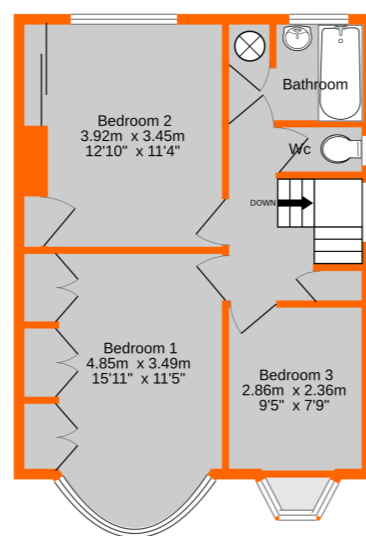
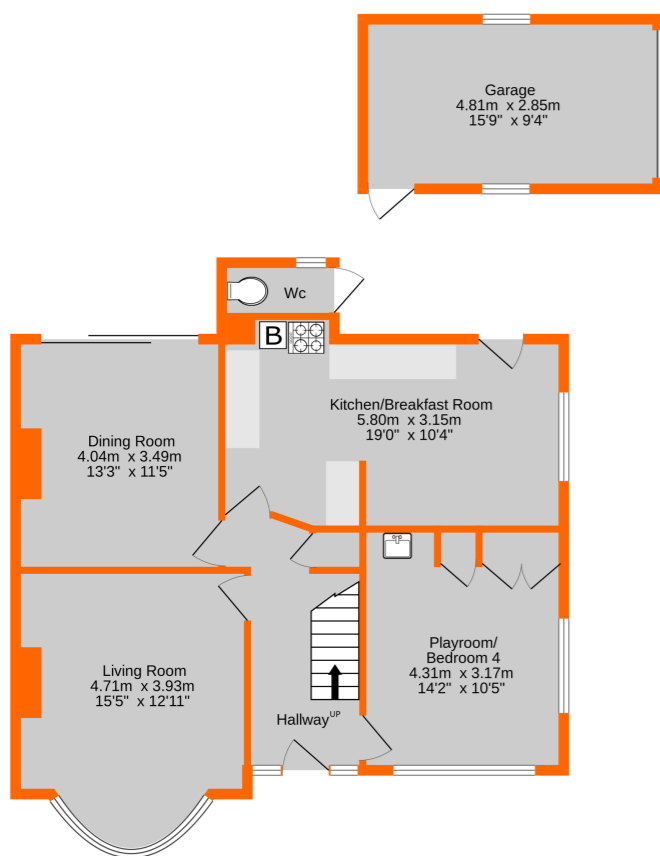
7 Cope Avenue, West Wickham, Kent BR4 9NL

Chain Free £675,000 Freehold

- Three/Four Bedroom Semi Detached.
- Extended Play Room/Bedroom 4.
- Further Extension Potential S.T.P.P.
- 61' x 50' Rear Garden.
- Two Separate Reception Rooms.
- Extended 19' Kitchen/Breakfast Room.
- Requiring Modernisation Throughout.
- Corner Plot With Garage.

Ground Floor

First Floor



Garage Sq.M Not Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 134.8 sq.m. (1451 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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and 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 companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



7 Copse Avenue, West Wickham, Kent BR4 9NL

EXTENDED CHAIN FREE THREE/FOUR bedroom semi detached house, situated on a CORNER PLOT about 0.4 of a mile from West Wickham High Street and having FURTHER EXTENSION POTENTIAL, subject to the necessary planning consents. The property requires modernisation including reappointing the kitchen/breakfast room, bathroom, separate w.c., rewiring the property and redecoration. There are two reception rooms, with the dining room having double glazed patio doors to the garden and off the hallway is the playroom/fourth bedroom with fitted wardrobes. The 19' kitchen/breakfast room is appointed with wooden fronted fitted units and drawers, has a door to the garden and a distinct area for a breakfast table. The bathroom is appointed with a blue suite and there is a separate white low level w.c.. Double glazing and gas fired heating with radiators (not tested) with some of the radiators needing to be replaced. 61' x 50' rear garden with established shrub borders and trees, lawn area, paved terrace to the rear of the dining room and an outside w.c.. There is further garden to the side of the house with a greenhouse. Garage approached via double gates off Boleyn Gardens with parking in front of the garage for one car.

Location

This property is on the corner of Copse Avenue and Boleyn Gardens. Local schools include Oak Lodge Primary and Hawes Down Infant and Junior schools. West Wickham High Street with a Marks and Spencer and Sainsbury's supermarkets, other shops, restaurants and coffee shops is about 0.4 of a mile away. Bus services pass along West Wickham High Street. West Wickham Station and Leisure Centre are about 0.9 of a mile away. Bromley High Street and Bromley South station are about 3.1 miles away.



Ground Floor

Entrance Porch

Via two steps and covered porch with part glazed front door to:

Hallway

4.44m x 1.90m (14' 7" x 6' 3") Two front windows, coving, under stairs cupboard with light housing gas and electric meters and fuse box, radiator

Living Room

4.71m into bay x 3.93m into alcoves (15' 5" x 12' 11") Double glazed front bay window, radiator, coving, tiled fireplace, wood block flooring to the edges of the room

Dining Room

4.04m to patio doors x 3.49m into alcoves (13' 3" x 11' 5") Double glazed rear patio doors with double glazed windows above, radiator, coving, brick fireplace, shelving to one alcove, wood block flooring to the edges of the room

Playroom/Bedroom 4

4.31m x 3.17m (14' 2" x 10' 5") Double glazed front and side windows, radiator, coving, primrose coloured pedestal wash basin, wood effect laminate flooring, double wardrobe and single shelved cupboard with high level storage cupboards above to one wall

Kitchen/Breakfast Room

5.80m x 3.15m (19' 0" x 10' 4") Appointed with wooden fronted fitted wall and base units and drawers, marble effect laminate work surfaces, 1 1/2 sink and drainer with a white mixer tap, space for oven, floor mounted boiler, space for fridge and plumbing/space for washing machine and dishwasher, wood effect laminate flooring, double glazed side window, coving, two radiators, wall tiling between wall units and work surface

First Floor

Landing

Double glazed side window over staircase, access to loft via aluminium ladder with light, insulation and some boarding, shelved cupboard over staircase,

Bedroom 1

4.85m into bay x 3.49m into wardrobes (15' 11" x 11' 5") Double glazed front bay window, double radiator, three cream fronted double fitted wardrobes to one wall with the middle one having shelving, wood strip flooring to the edges of the room

Bedroom 2

3.92m x 3.45m into alcoves (12' 10" x 11' 4") Double glazed rear window, radiator, wood block flooring to the edges of the room, single shelved cupboard to one alcove, double wardrobe with two mirror fronted sliding doors (needing repair) to the other alcove

Bedroom 3

2.86m x 2.36m (9' 5" x 7' 9") Double glazed oriel bay window to front with a deep sill, radiator, wood strip flooring to the edges of the room

Bathroom

2.43m x 1.73m (8' 0" x 5' 8") Blue suite of pedestal wash basin and bath with a chrome mixer tap and a chrome Mira shower over to one end, airing cupboard with two doors having slatted shelves and housing the hot water tank, radiator, tiled walls

Separate W.C.

1.52m x 0.79m (5' 0" x 2' 7") Double glazed side window, part tiled walls, white low level w.c.

Outside

Rear Garden

18.57m wide x 15.38m deep (61' x 50') plus 7.92m 26' deep to side of house. Side double gates from Boleyn Gardens with crazy paved drive for one car to garage, established shrub borders and trees including fruit trees, side access gate to front garden, paved terrace to rear of dining room, greenhouse to side of house, outside tap, outside low level w.c. with tiled floor and side window

Garage

4.88m x 2.85m (16' 0" x 9' 4") Up and over door, part glazed side door, power points, side window either side of garage, light

Front Garden

Crazy paved path to front door, two areas of lawn, shrubs

Additional Information

Council Tax

London Borough of Bromley - Band F

