

Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 89.6 sq.m. (965 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

8 Dukes Way, West Wickham, Kent BR4 9AU

Chain Free £695,000 Freehold

- Three Bedroom Semi Detached Home.
- Convenient Number Local Schools.
- Great Extension Potential S.T.P.P.
- 57' Rear Garden & 40' Wide Plot.
- Quiet Cul-de-sac Position.
- Two Separate Reception Rooms.
- Requiring Some Modernisation.
- Detached Garage & Parking 2 Cars.



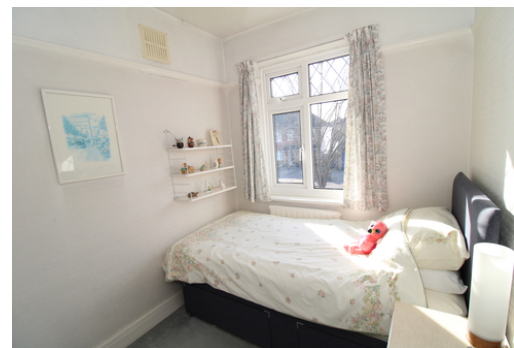
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8 Dukes Way, West Wickham, Kent BR4 9AU

Proctors West Wickham Office are delighted to offer this Chain Free, three bedroom semi detached house, in this cul-de-sac position, on a wider than average 40' plot and in a convenient location for the popular Hayes Secondary, Hawes Down Infant and Juniors and Wickham Common Primary schools. Off the hallway are the two reception rooms, the white suite cloakroom and the kitchen. The three bedrooms all have fitted wardrobes and there is a bathroom and separate w.c. The property is double glazed and has gas fired heating with radiators. The 57' x 40' rear garden has a crazy paved terrace to the rear of the house, is laid manly to lawn with established shrub borders and two apple trees. Detached garage approached via an own driveway for two vehicles. Requiring some modernisation this property has great extension potential, subject to the necessary planning consents. Hayes station is about 0.8 of a mile away.

Location

Dukes Way is a cul-de-sac position off Lennard Avenue. Local schools include the sought after Hayes Secondary school, Hawes Down Infant and Juniors and Wickham Common Primary School. Hayes Station and shops in Station Approach are about 0.8 of a mile away. West Wickham High Street with a range of shops including a Marks and Spencer and Sainsbury's supermarket, various restaurants and coffee shops is about 1 mile away. West Wickham Station is about 1.2 miles away. Bromley High Street with The Glades Shopping Centre and Bromley South Station is about 2.7 miles away. West Wickham Common can be accessed off Croydon Road.



Ground Floor

Entrance

Via enclosed porch with a double glazed door and front window, part glazed front door to:

Hallway

5.15m x 1.75m (16' 11" x 5' 9") Radiator, picture rail, understairs storage cupboard housing the gas and electric meters and consumer unit

Cloakroom

1.32m x 0.76m (4' 4" x 2' 6") White low level w.c. and wash basin, tiled floor

Living Room

5.16m into bay x 3.51m into alcoves (16' 11" x 11' 6") Double glazed front bay window with a shaped radiator beneath, tiled fireplace with a gas fire (not tested), coving

Dining Room

3.84m x 3.18m into alcoves (12' 7" x 10' 5") Picture rail, two radiators, double glazed patio doors to garden

Kitchen

3.15m plus recess 0.41m (1' 4") x 2.07m (10' 4" x 6' 9") Double glazed rear window, wall mounted Vaillant boiler, wall and base units and drawers, stainless steel sink and drainer with a chrome mixer tap, plumbing/space for washing machine, space for cooker and fridge/freezer, part double glazed side door

First Floor

Landing

Double glazed side window over staircase, access to loft, picture rail, airing cupboard with slatted shelves housing the hot water tank

Bedroom 1

5.30m into bay x 3.24m into wardrobes and alcoves (17' 5" x 10' 8") Double glazed front bay window with a shaped radiator beneath, double fitted wardrobe to each alcove and three double high level cupboards above

Bedroom 2

3.87m x 3.22m into wardrobes and alcoves (12' 8" x 10' 7") Double glazed rear window, fitted double wardrobe with a high level double cupboard above to each alcove, radiator, picture rail

Bedroom 3

2.66m including wardrobe x 2.10m (8' 9" x 6' 11") Double glazed front window, radiator, picture rail, fitted double wardrobe with a high level double cupboard above

Bathroom

2.06m x 1.52m (6' 9" x 5' 0") Double glazed window to rear, Aquamarine coloured suite of bath with a chrome mixer tap/hand shower and pedestal wash basin, radiator, tiled walls

Separate W.C.

1.16m x .80m (3' 10" x 2' 7") Double glazed side window, white low level w.c.

Outside

Rear Garden

17.45m x 12.20m (57' x 40') Two apple trees, lawn area, crazy paved terrace to rear of house, water tap, shrub borders, side access with gate to front, garden store, timber shed

Front Garden

Lawn area, shrub borders, concrete driveway for two vehicles, concrete path to house

Garage

6.20m x 2.64m (20' 4" x 8' 8") Up and over door, part glazed side door, rear and side window

Additional Information

Council Tax

London Borough of Bromley - Band E. 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