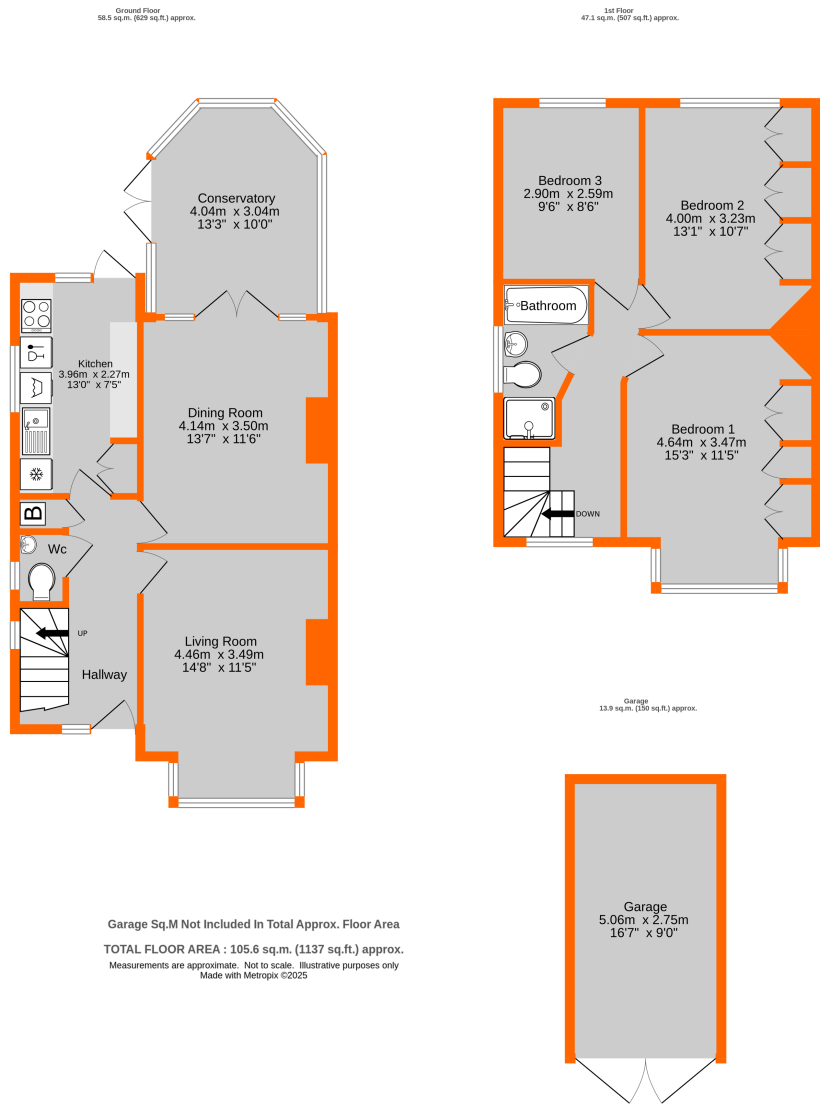




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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

63 The Crescent, West Wickham, Kent BR4 0HD
£685,000 Freehold

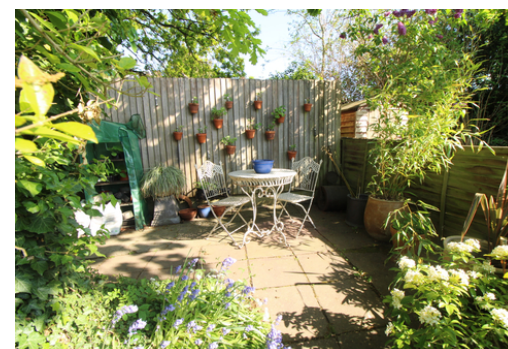
- Three Double Bedrooms.
- Conservatory.
- Prime Location For Local Schools.
- Bathroom With Separate Shower.
- Beautiful Gardens.
- Off Street Parking.
- Detached Garage.
- 0.8 Mile West Wickham Station.

63 The Crescent, West Wickham, Kent BR4 0HD

A beautifully presented three-bedroom semi-detached home with shared driveway, ideally located around 0.8 miles from West Wickham Station. Set on this desirable road, it features a superb 109' south east facing garden and is close to excellent schools including Langley Park Secondary and Pickhurst Infant and Junior Schools. Highlights include a kitchen with white units and pantry cupboard, two reception rooms, the living room room having a large rectangular bay window. A cloakroom, and a bright conservatory leading to the charming, mature rear garden. The property also benefits from a separate garage, and off-street parking. A Plethora of original character features including picture rails and leaded windows but still offering lots of scope to extend, subject to the necessary consents, this family home is a must-see on your viewing calender.

Location

The Crescent is located off Goodhart Way. Local schools include the sought after Pickhurst Infant and Juniors and Langley Park Secondary schools. There are shops at the junction of Westmoreland Road and Pickhurst Lane. West Wickham Station and Leisure Centre (currently being refurbished) are about 0.8 of a mile away. West Wickham High Street with various shops, restaurants and coffee shops is about 1.3 miles away. Bus services pass along Pickhurst Lane and Westmoreland Road. Bromley High Street with a range of amenities including The Glades Shopping Centre and Bromley South Station is about 1.3 miles away.



Ground Floor

Covered Porch

Front door with leaded light pane and leaded light window to side, light

Hallway

4.02m x 2.27m (13' 2" x 7' 5") Leaded light window to side, panelled walls, cupboard housing gas and electric meters, storage cupboard housing the Viessmann boiler,

Living Room

4.46m x 3.49m into alcoves (14' 8" x 11' 5") Double glazed bay window to front, double radiator, brick fireplace with tiled hearth, picture rails, wooden floors

Dining Room

4.14m x 3.5m into alcoves (13' 7" x 11' 6") Glazed French doors to conservatory, double radiator, brick fireplace with coal effect gas fire, picture rails, wooden floors

Conservatory

4.04m x 3.04m (13' 3" x 10') Double glazed windows and door to side, double and single radiator, wood effect laminate flooring

Cloakroom

1.32m x 1.04m (4' 4" x 3' 5") Double glazed window to side, pedestal wash basin, low level w.c., radiator, wooden floors

Kitchen

3.96m x 2.27m (13' x 7' 5") Double glazed window to side, double glazed door and window to rear, range of white base and wall units with laminate work surface over, stainless steel sink and drainer with a chrome mixer tap, De Longhi freestanding oven and hob with stainless steel extractor fan over, space/plumbing for washing machine and dishwasher, freestanding upright fridge, freezer, larder cupboard, tiled splash back, vinyl floor

First Floor

Landing

Double glazed window to front, double radiator, loft access

Bedroom 1

4.64m x 3.47m (15' 3" x 11' 5") Double glazed bay window to front, two double radiators, fitted wardrobes with five doors, three of which are mirrored, picture rail

Bedroom 2

4m x 3.23m (13' 1" x 10' 7") Double glazed window to rear, double radiator, three double door fitted wardrobes

Bedroom 3

2.90m x 2.59m (9' 6" x 8' 6") Double glazed window to rear, radiator, picture rail to three walls

Outside

Rear Garden

33.50m x 7.22m (109' x 23') Leading to a shaped area of lawn with mature shrubs and flower borders. Outside tap, further area of patio, garden shed

Garage

5.06m x 2.75m (16' 7" x 9') Two doors, light and power

Front Garden

Crazy paved shared driveway with off street parking for one car, lawn with flower borders

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