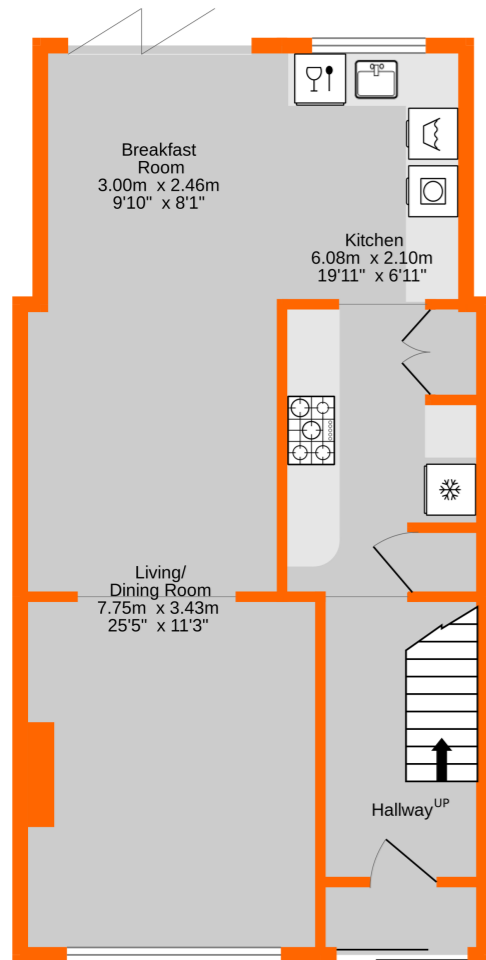


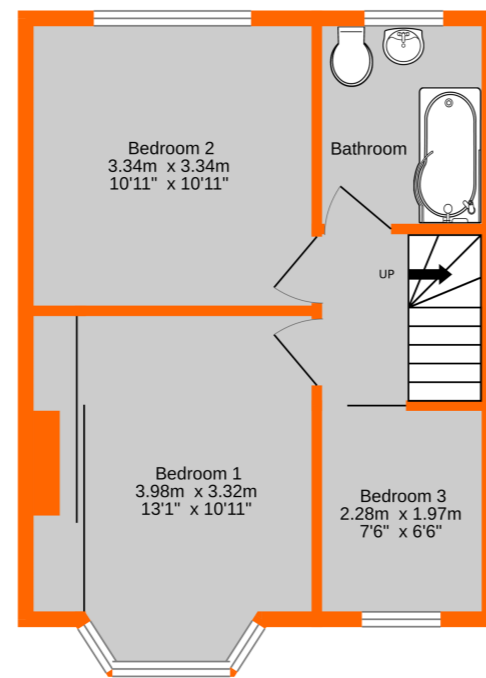


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
53.6 sq.m. (577 sq.ft.) approx.



First Floor
37.2 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA : 90.8 sq.m. (977 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

259 Pickhurst Rise, West Wickham, Kent BR4 0AH

£615,000 Freehold

- Three Bedroom Extended House.
- 25' 5" Living/Dining Room.
- Beautifully Appointed Kitchen.
- Garage & Parking 2 Cars.
- Walking Distance Pickhurst Schools.
- Breakfast Room With Bi Folding Doors.
- White Suite Bathroom.
- Further Extension Potential S.T.P.P.

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



259 Pickhurst Rise, West Wickham, Kent BR4 0AH

Splendid three bedroom extended 1930's built mid terrace house in this popular road, within walking distance of the sought after Pickhurst Infant and Junior schools and about 0.8 of a mile from West Wickham Station. 25' 5" living/dining room with an opening to the breakfast room, which has double glazed bi folding doors leading to the garden. The 19'11 kitchen is beautifully reappointed with a good range of French Grey coloured fitted units, granite work surfaces and various integrated appliances. Bedroom one has fitted wardrobes to one wall and the bathroom is appointed with a white suite, having a shaped shower bath. There are far reaching views from the second bedroom towards Crystal Palace. 80' rear garden with a timber decked terrace and steps down to the lawn with shrub borders, a further decked terrace to the rear of the garden and a timber shed. Beyond the vehicular access road is the garage with parking in front of the garage for two cars. Block pavior hardstanding for two cars to the front of the property and further extension potential, subject to the necessary planning consents.

Location

Pickhurst Rise runs between Pickhurst Lane and Red Lodge Road. West Wickham Station and Leisure Centre are about 0.8 of a mile away. There are shops in Red Lodge Road, Station Road and West Wickham High Street, about 1.1 miles away, which offers a Mark's and Spencer and Sainsbury's supermarkets, restaurants and coffee shops. Bus services pass along Pickhurst Lane. Local schools include the sought after Pickhurst and Hawes Down Infant and Junior schools and Langley Park Secondary schools for boys and girls. Bromley High Street and Bromley South Station are about 1.8 miles away.



Ground Floor

Entrance Porch

Double glazed front window, sliding door and part glazed front door to:

Hallway

3.07m x 1.81m (10' 1" x 5' 11") Front window, radiator, coving, understairs cupboard

Living/Dining Room

7.75m x 3.43m into alcoves reducing to 3.1m (10' 2") (25' 5" x 11' 3") Double glazed front window, radiator, engineered oak flooring, second radiator, square opening to:

Breakfast Room

2.46m x 3m (8' 1" x 9' 10") Double glazed bi folding doors to garden, Karndean wood effect flooring extending to:

Kitchen

6.08m x 2.1m (19' 11" x 6' 11") Appointed with olive coloured fitted units and drawers, granite work surfaces, 1 1/2 ceramic sink with a Grohe chrome mixer tap and a drainer cut into the granite, rear double glazed window, integrated Baumatic tumble dryer, Whirlpool washing machine and Hotpoint slimline dishwasher, granite upstands, space for range style oven with a Rangemaster stainless steel/glass extractor canopy above, space for American style fridge/freezer, double larder unit with four doors, under stairs storage cupboard with a light, electric and gas meters and consumer unit

First Floor

Landing

Access to loft via aluminium ladder, mostly boarded, light, wall mounted Worcester boiler

Bedroom 1

3.98m into bay x 3.32m including wardrobes (13' 1" x 10' 11") Double glazed front bay window, picture rail, double radiator, fitted wardrobe with two wood effect sliding doors, exposed floorboards

Bedroom 2

3.34m x 3.34m (10' 11" x 10' 11") Double glazed rear window with far reaching views, double radiator, coving

Bedroom 3

2.28m x 1.97m (7' 6" x 6' 6") Oak flooring, double glazed front window, double radiator, coving

Bathroom

2.24m x 1.95m (7' 4" x 6' 5") Double glazed rear window, appointed with a white suite of shaped shower/bath with a chrome shower over, chrome controls and mixer tap, low level w.c. and wash basin with a white drawer beneath, tall white wall unit, ceiling downlights, chrome ladder style radiator, oak flooring, tiled walls to two sides of the bath other wise part tiled walls, extractor fan

Outside

Rear Garden

24.43m x 5.27m (80' x 17') Timber decked terrace and steps down to the garden, outside tap, lawn, block pavior path and lights leading down the garden, further decked terrace to rear of garden, timber shed, shrub borders and trees, rear access gate to vehicular access road with garage

Garage

Up and over door, hardstanding in front for two vehicles, approached via rear vehicular access road

Front Garden

Additional Information

Council Tax

London Borough of Bromley - Band E