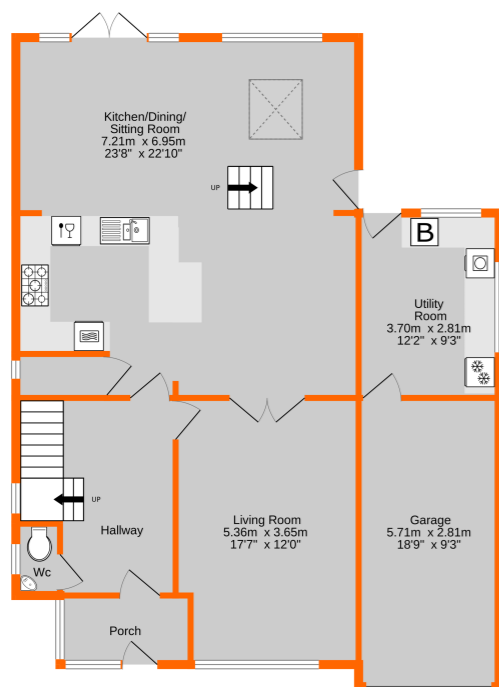
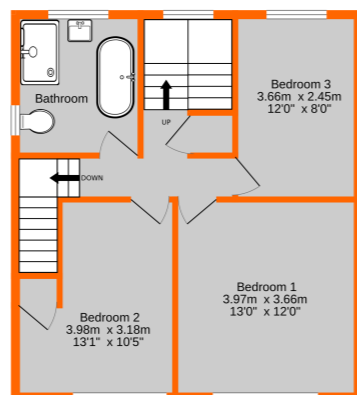


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

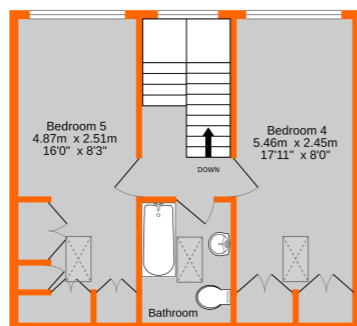
Ground Floor
110.8 sq.m. (1193 sq.ft.) approx.



1st Floor
52.3 sq.m. (563 sq.ft.) approx.



2nd Floor
42.7 sq.m. (460 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 205.8 sq.m. (2216 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.
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Viewing by appointment with our West Wickham Office - 020 8460 7252

296 Pickhurst Lane, West Wickham, Kent BR4 0HT

Chain Free £965,000 Freehold

- Extended Detached Home (About 2216 Sq Ft).
- 17' 7" Living Room.
- Two White Suite Bathrooms.
- 67' x 37' Rear Garden.
- Five Double Bedrooms.
- Extended Kitchen/Dining/Sitting Room.
- Accommodation Over Three Floors.
- Walking Distance Pickhurst (Outstanding) School.

296 Pickhurst Lane, West Wickham, Kent BR4 0HT

Chain Free extended (about 2216 Sq. Ft.) five double bedroom detached family home in the slip road off Pickhurst Lane, within walking distance of the popular Pickhurst (Outstanding Ofsted) Infant and Junior schools and shops on the corner of Pickhurst Lane and Westmoreland Road. Extended generous 23' 8" x 22' 10" split level kitchen/dining/sitting room, with the kitchen having a Neff double oven and gas hob and Corian work surfaces. From the sitting area there are double doors to the terrace and rear garden. 17' 7" living room with a handsome cast iron fireplace and white suite cloakroom off the hallway. The ground floor accommodation has Canadian Maple wood strip flooring. To the first floor there are three bedrooms and the white suite bathroom, which has a freestanding bath and tiled shower. There are two bedrooms to the second floor with fitted cupboards and the white suite bathroom. Gas fired heating with radiators and double glazing. Garage approached via a brick pavior driveway for two cars with the utility room beyond. 67' x 37' rear garden with composite wood decked terrace, laid mainly to lawn with various shrub borders.

Location

This property is in the slip road off Pickhurst Lane, between Westmoreland Road and Brambledown Close. Local schools include the sought after Pickhurst and Highfield Infant and Junior schools and Langley Park Secondary schools. There are local shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Pickhurst Lane and Westmoreland Road with routes to Bromley High Street, which is about 1.1 miles away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria. West Wickham Station is about 1.2 miles away.



Ground Floor

Entrance

Via double glazed door with double glazed front and side windows, tiled floor and part glazed front door to:

Hallway

3.96m x 2.14m (13' 0" x 7' 0") Double glazed leaded light front window, double radiator, coving, Canadian Maple wood strip flooring, staircase to first floor, under stairs cupboard, double glazed side window

Cloakroom

1.3m x .93m (4' 3" x 3' 1") Double glazed side window, white low level w.c., glass corner wash basin with a chrome mixer tap, Canadian Maple wood strip flooring

Living Room

5.36m x 3.65m (17' 7" x 12' 0") Secondary glazed and double glazed leaded light front window, coving, Canadian Maple wood strip flooring, cast iron fireplace with a wooden fire surround and a slate hearth, glazed double doors to:

Kitchen/Dining/Sitting Room

6.95m x 7.21m (22' 10" x 23' 8") Appointed with cherry wood fronted fitted wall and base units and drawers, Neff five burner gas hob with a Neff stainless steel extractor canopy above, Neff stainless steel electric double oven, Corian work surface, 1 1/2 sink with a brushed steel mixer tap and a drainer cut into the Corian, plumbing/space for dishwasher, splash back wall tiling, Canadian Maple wood strip flooring, larder cupboard with double glazed side window, chrome upright radiator, two white column style radiators, coving, side stable door, steps down to: SITTING AREA with double glazed rear Velux window, double glazed doors and windows to rear, further double glazed rear window, skirting radiator, ceiling downlights

First Floor

Landing

Double glazed and secondary glazed side window over staircase, radiator, staircase to second floor with under stairs cupboard and double glazed rear window, coving

Bedroom 1

3.97m x 3.66m (13' 0" x 12' 0") Secondary glazed and double glazed leaded light front window, radiator, coving, exposed floorboards

Bedroom 2

3.98m x 3.18m reducing to 2.19m (7' 2") (13' 1" x 10' 5") L shape room with secondary glazed and double glazed leaded light front window, radiator, wood effect laminate flooring, coving, storage cupboard

Bedroom 3

3.66m x 2.45m (12' 0" x 8' 0") Double glazed rear window, radiator, coving

Bathroom

2.66m x 2.46m (8' 9" x 8' 1") Double glazed rear and side windows, white suite of low level w.c. and wash basin with a chrome mixer tap having two drawers beneath, freestanding bath with a chrome mixer tap/hand shower, tiled shower with glass screens, Mira Sprint shower with a shower and hand shower and white shower tray, tiled floor and walls, chrome ladder style radiator, ceiling downlights, extractor fan

Second Floor

Second Floor Landing

Double glazed rear window

Bedroom 4

5.46m x 2.45m (17' 11" x 8' 0") Double glazed rear window, double radiator, two double eaves storage cupboards, double glazed front Velux window

Bedroom 5

4.87m plus two double cupboards x 2.51m (16' 0" x 8' 3") Double glazed rear window, radiator, wood effect laminate flooring, double glazed front Velux window, three double and a single fitted wardrobes

Bathroom 2

2.53m x 2.09m (8' 4" x 6' 10") Sloping ceiling with double glazed front Velux window, white suite of pedestal wash basin, low level w.c. and bath with a mixer tap/hand shower, tiled walls and double radiator

Outside

Front Garden

Brick pavior drive and path, lawn area, hedges including Yew hedge to front and shrubs

Rear Garden

20.31m x 11.35m (67' x 37') Composite wood decked terrace, laid mainly to lawn, shrub borders and Fir trees, concrete base for shed, outside tap, side access with two gates to one side of the house

Utility Room

3.70m x 2.81m (12' 2" x 9' 3") Rear and side windows, laminate work surface, space for tumble dryer, Worcester boiler, light, door to:

Garage

5.71m x 2.81m (18' 9" x 9' 3") Up and over electric door, light, door to utility room

Additional Information

Council Tax

London Borough of Bromley - Band G