



TOTAL FLOOR AREA : 1367sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

3 The Crescent, West Wickham, Kent BR4 0HB

£790,000 Freehold

- Four Bedroom Semi Detached Home With Study.
- Bathroom & Shower Room.
- Two Reception Rooms Plus Conservatory.
- Separate Garage.
- Convenient Pickhurst and Langley Schools.
- Excellent Off Street Parking.
- Downstairs WC.
- Mature 95' 5" x 31' 7" Garden.

3 The Crescent, West Wickham, Kent BR4 0HB

This well presented 4/5 bedroom semi-detached home is ideally located within easy reach of Langley Park and Pickhurst junior and infant schools, making it a perfect choice for the growing family. The property offers generous living space throughout, including two spacious reception rooms, a large conservatory, and a kitchen fitted with sleek charcoal gloss units and a range of integrated appliances. A convenient downstairs WC completes the ground floor. On the first floor, you'll find two well-proportioned double bedrooms, a family bathroom, and a further bedroom currently used as a study/office. The second floor provides two bright double bedrooms (one with a sloping ceiling) along with a modern shower room with WC and pedestal wash basin. The rear garden is attractively landscaped with mature shrubs and plants, offering a tranquil space for relaxing and entertaining. Additional features include a garage with an electric up-and-over door, a useful shed, and excellent off-street parking via a brick pavior driveway. This wonderful home is ready to move straight into—unpack, settle in, and start enjoying family life.

Location

The Crescent is a popular road 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 0.9 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

Entrance Porch

Double glazed doors and window, tiled floor

Hallway

5.17m x 1.96m (17' 0" x 6' 5") Took back to brick walls and floors, column radiator, wood effect laminate flooring with insulation, understairs cupboard with gas and electric meters

Cloakroom

1.52m x 0.76m (5' 0" x 2' 6") Double glazed window to side, concealed cistern low level w.c., corner sink with chrome mixer tap, tiled floor and walls

Sitting Room

4.79m x 3.55m (15' 9" x 11' 8") Double glazed window to front, double radiator, ceiling downlights, chimney stone fireplace facade with flame effect electric fire, built in three door cupboards to both alcoves and shelving above, wood effect laminate flooring

Dining Room

4.03m x 3.04m (13' 3" x 10' 0") Double glazed doors to conservatory, double radiator, picture rail, wood effect laminate flooring

Kitchen

4.69m x 2.56m (15' 5" x 8' 5") Range of charcoal gloss units and drawers with a quartz worksurface over, AEG stainless steel double oven/grill, induction four ring hob, glass splashback, AEG stainless steel extractor fan, inset 1 1/2 bowl sink and drainer with chrome mixer tap, integrated dishwasher, separate water filter tap, integrated washing machine, wall mounted Worcester Bosch boiler, vinyl flooring, space/plumbing for freestanding fridge/freezer

Conservatory

5.5m x 4.69m (18' 1" x 15' 5") Two double glazed windows and double glazed door to rear, double radiator, ceiling fan

First Floor

Landing

Double glazed window to side

Bedroom 2

4.04m x 3.21m (13' 3" x 10' 6") Double glazed window to rear, double radiator, wood effect laminate flooring

Bedroom 1

4.73m x 3.43m (15' 6" x 11' 3") Two Hammonds double fitted wardrobes with hanging rail and drawers, wood effect laminate flooring, wood laminate flooring

Bedroom 5/Study

2.50m x 2.08m (8' 2" x 6' 10") Double glazed orial window to front, double radiator, wood effect laminate flooring

Bathroom

2.31m x 1.96m (7' 7" x 6' 5") Double glazed window to rear, white bath with chrome mixer tap and hand shower with chrome shower head, pedestal wash basin with chrome mixer tap, chrome heated towel rail, tiled walls and floor

Separate W.C.

1.34m x 1.00m (4' 5" x 3' 3") Double glazed window to side, concealed cistern w.c., wall mounted sink with chrome mixer tap, tiled floor and walls

Second Floor

Second Floor Landing

Double glazed Velux window to front

Bedroom 3

4.71m reducing to 3.25m (10'8") x 3.28m (15' 5" x 10' 9") Double glazed window to rear, double radiator, wood effect laminate flooring

Bedroom 4

4.14m x 2.73m (13' 7" x 8' 11") Two Velux windows to front - sloping - double radiator, eaves storage (not boarded), wood effect laminate flooring

Shower Room

3.06m x 0.77m (10' 0" x 2' 6") Double glazed window to rear, shower cubicle with rain shower and chrome shower attachment, low level w.c., pedestal wash basin with chrome mixer tap, chrome heated towel rail, tiled walls and floor

Outside

Rear Garden

29.08m x 9.63m (95' 5" x 31' 7") Paved terrace with shingle edging and paving, sloped lawn with mature shrubs and hedging, flowers, wooden shed

Garage

5.31m x 2.41m (17' 5" x 7' 11") Electric doors and pedestrian door to side, light and power, space for tumble dryer

Front Garden

Brick pavior driveway with off street park for four cars

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

