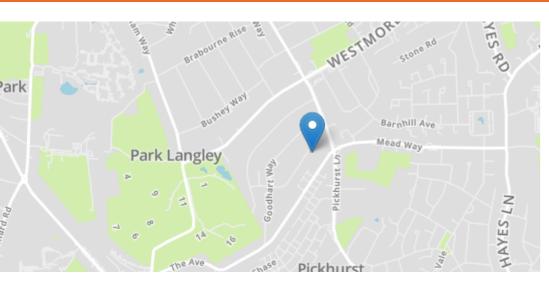
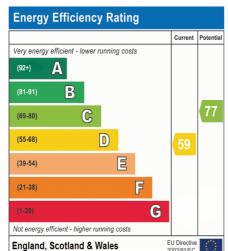
#### West Wickham Office

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- westwickham@proctors.london





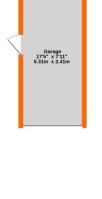


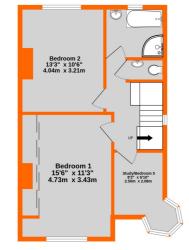
Conservatory 18'1" x 15'5" 5.50m x 4.69m

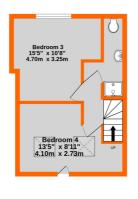
Dining Room 13'3" x 10'0" 4.03m x 3.04m

Sitting Room 15'9" x 11'8" 4.79m x 3.55m

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gents 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

# 3 The Crescent, West Wickham, Kent BR4 0HB

## £790,000 Freehold

- Four Bedroom Semi Detached Home With Study.
- Bathroom & Shower Room.

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- 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.



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## 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-andover 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 4.04m x 3.21m (13' 3" x 10' 6") Double glazed window 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 2.31 m x 1.96 m (7'7" x 6'5") Double glazed window to 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

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

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

rear, white bath with chrome mixer tap and hand shower with chrome shower head, pedestal wash basin Additional Information 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 4.69m x 2.56m (15' 5" x 8' 5") Range of charcoal gloss 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 basir 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

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

#### **Council Tax**

London borough of Bromley - Band E. For the current rate visit: bromley.gov.uk/council-tax/council-tax

### 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