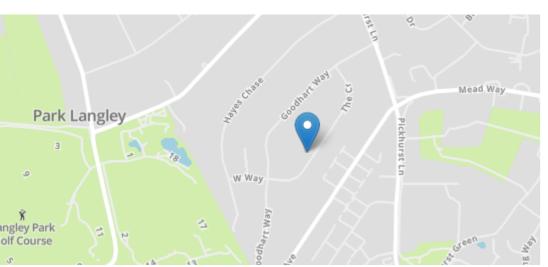
West Wickham Office

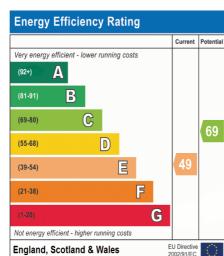
318 Pickhurst Lane, West Wickham, BR4 OHT

2 020 8460 7252

westwickham@proctors.london

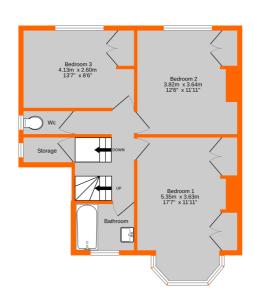






Ground Floor 75.2 sq.m. (810 sq.ft.) approx.

Dining Room 4.98m x 3.79m 16'4" x 12'5" Sitting Room 5.23m x 3.74m 17'2" x 12'3" Garage 4.72m x 2.57m 15'6" x 8'5"



1st Floor 56.6 sq.m. (610 sq.ft.) approx

2nd Floor 16.1 sq.m. (173 sq.ft.) approx

TOTAL FLOOR AREA: 148.0 sq.m. (1593 sq.ft.) approx.



Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the gents 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 fee 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 ompanies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.



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

46 The Crescent, West Wickham, Kent BR4 OHF

£800,000 Freehold

- Three Bed Semi Detached House.
- Fantastic 163' x 33' Garden.
- Further Scope To Extend S.T.P.P.
- Superb 16' 4" DIning Room.

- Prime Location For Excellent Local Schools.
- Family Bathroom & Ground Floor Cloakroom.
- Bonus Loft Room.
- Garage With Off Street Parking.



318 Pickhurst Lane, West Wickham, BR4 0HT

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46 The Crescent, West Wickham, Kent BR4 0HF

This attractive three-bedroom semi-detached home is ideal for families, superbly located for Langley Park and Pickhurst schools, and just 0.8 miles from West Wickham station. The ground floor offers two generous reception rooms - a charming sitting room with bay window and feature fireplace, and a spacious 16' x 12' dining room with sliding doors to the garden. Upstairs, all three bedrooms are doubles, served by a family bathroom with shower over bath, heated towel rail, and a separate WC. A bonus loft room with Velux window provides excellent eaves storage and further potential. Outside, a crazy-paved terrace leads to a stunning level lawn of around 163ft, bordered by mature shrubs and hedging. An attached garage with up-and-over door offers conversion potential (subject to the usual consents), while the crazy-paved driveway provides off-street parking for two cars. Offering generous living space, a superb location, and scope to add value, this property is an exceptional opportunity for buyers seeking a long-term family home.

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

Entrance Porch

Covered tiled porch, wooden and glazed door with Double glazed window to side, deep cupboard with 49.68m x 10.05m (163' x 33') Crazy paved terrace glazed window to side

Hallway

cupboard housing consumer unit, wooden strip 11") Double glazed bay window to front, double Integral Garage flooring

Sitting Room

5.23m x 3.74m into alcoves (17' 2" x 12' 3") Double glazed bay window to front, double radiator, feature fireplace with granite hearth and wooden 3.82m x 3.64m (12' 6" x 11' 11") Double glazed two cars plus area of lawn with Lavender border surround and mantle, wood strip flooring

Dining Room

4.98m x 3.79m into alcoves (16' 4" x 12' 5") Double glazed sliding patio doors to rear, double radiator, 4.13m x 2.60m (13' 7" x 8' 6") Double glazed London borough of Bromley - Band E. For the feature fireplace with coal effect gas fire, granite window to rear, two door wardrobe, radiator hearth and tiled surround, wood strip flooring

Cloakroom

6") Window to side, low level w.c., sink and flooring chrome taps, wood strip flooring, part tiled walls

Kitchen

window to rear, double radiator, beech cupboards Leisure five ring range style oven and extractor, beneath, part tiled walls and tiled flooring twin stainless steel sinks and drainer with chrome mixer tap, tiled splashback, space for dishwasher and upright fridge, cupboard housing Worcester Bosch combination boiler, door to:

Covered Utility Area

4.88m x 0.92m (16' x 3') Double glazed door and windows to side, glazed roof, space/plumbing for stacked washing machine and tumble dryer, crazy paved floor, door to integral garage



First Floor

Landing

shelves, steps upto:

Bedroom 1

4.25m x 2.27m (13' 11" x 7' 5") understairs 5.35m x 3.63m into bay and alcoves (17' 7" x 11' radiator, fitted wardrobe with four doors and six 4.72m x 2.57m (15' 6" x 8' 5") Up and over door, cupboards, fireplace with grate, wood effect gas and electric meters laminate flooring

Bedroom 2

window to rear, radiator, two door fitted wardrobe with two cupboards above

Separate W.C.

1.6m x 0.94m (5' 3" x 3' 1") Double glazed window 1.63m x 1.06m reducing to 0.84m (2'9") (5' 4" x 3' to side, low level w.c., part tiled walls, vinyl Mains - Gas, Electric, Water and Sewerage

2.35m x 1.66m (7' 9" x 5' 5") Double glazed checker.ofcom.org.uk/en-gb/broadband-coverage 3.79m x 2.86m (12' 5" x 9' 5") Double glazed window to front, White panelled bath with shower checker.ofcom.org.uk/en-gb/mobile-coverage head over and chrome taps, heated towel rail, sink and drawers with laminate worksurface over, with chrome mixer taps and vanity cupboard

Second Floor

Second Floor Landing

1.70m x 1.36m (5' 7" x 4' 6")

Bonus Loft Room

3.51m x 2.69m (11' 6" x 8' 10") Velux window to rear, five recessed eaves storage cupboards/areas, wood effect laminate flooring



Outside

Rear Garden

with steps down to level lawn, bordered by mature shrubs and hedges, brick raised beds, dilapidated wooden shed, outside tap

Crazy paved driveway with off street parking for

Additional Information

Council Tax

current rate visit: bromley.gov.uk/counciltax/council-tax-guide.

Utilities

Broadband and Mobile

For coverage at this property, please visit: