



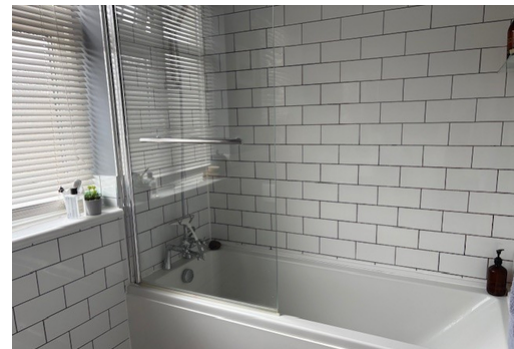


## 46 The Crescent, West Wickham, Kent BR4 0HF

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 glazed window to side

#### Hallway

4.25m x 2.27m (13' 11" x 7' 5") understairs cupboard housing consumer unit, wooden strip 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 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, feature fireplace with coal effect gas fire, granite hearth and tiled surround, wood strip flooring

#### Cloakroom

1.63m x 1.06m reducing to 0.84m (2' 9") (5' 4" x 3' 6") Window to side, low level w.c., sink and chrome taps, wood strip flooring, part tiled walls

#### Kitchen

3.79m x 2.86m (12' 5" x 9' 5") Double glazed window to rear, double radiator, beech cupboards and drawers with laminate worksurface over, Leisure five ring range style oven and extractor, 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

Double glazed window to side, deep cupboard with shelves, steps upto:

#### Bedroom 1

5.35m x 3.63m into bay and alcoves (17' 7" x 11' 11") Double glazed bay window to front, double radiator, fitted wardrobe with four doors and six cupboards, fireplace with grate, wood effect laminate flooring

#### Bedroom 2

3.82m x 3.64m (12' 6" x 11' 11") Double glazed window to rear, radiator, two door fitted wardrobe with two cupboards above

#### Bedroom 3

4.13m x 2.60m (13' 7" x 8' 6") Double glazed window to rear, two door wardrobe, radiator

#### Separate W.C.

1.6m x 0.94m (5' 3" x 3' 1") Double glazed window to side, low level w.c., part tiled walls, vinyl flooring

#### Bathroom

2.35m x 1.66m (7' 9" x 5' 5") Double glazed window to front, White panelled bath with shower head over and chrome taps, heated towel rail, sink with chrome mixer taps and vanity cupboard beneath, part tiled walls and tiled flooring

### 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

49.68m x 10.05m (163' x 33' ) Crazy paved terrace with steps down to level lawn, bordered by mature shrubs and hedges, brick raised beds, dilapidated wooden shed, outside tap

#### Integral Garage

4.72m x 2.57m (15' 6" x 8' 5") Up and over door, gas and electric meters

#### Front Garden

Crazy paved driveway with off street parking for two cars plus area of lawn with Lavender border

### Additional Information

#### Council Tax

London borough of Bromley – Band E. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)