

104 The Avenue, West Wickham, Kent BR4 0DZ

This large five-bedroom semi-detached family home, owned by the same family for many years, is ideally located for the highly sought-after LANGLEY SECONDARY AND PRIMARY and PICKHURST INFANTS AND JUNIOR SCHOOLS. Positioned in this popular residential road, the property offers an exciting opportunity for new owners to modernise and create their dream home. Requiring updating throughout, including a new kitchen, bathrooms, and general redecoration — the house provides generous living space, a flexible floor plan, and plenty of scope for further extension (subject to the usual consents) With its excellent location, spacious accommodation, and fantastic potential, this property is perfect for a growing family looking to make a home their own.

Location

This property is in the section of The Avenue between Goodhart Way and Red Lodge Road. West Wickham station is about 0.4 of a mile and West Wickham High Street with a Marks and Spencer's and Sainsbury's supermarkets is about 1.1 miles away. Local schools include the popular Hawes Down and Pickhurst Infant and Juniors and Langley Park Secondary schools. Bus services pass along The Avenue. Bromley South station and High Street are about 1.5 miles away.



Ground Floor

Enclosed Porch

Double glazed door and windows, vinyl flooring, original timber and glazed front door with windows to side

Hallway

5.06m x 2.05m (16' 7" x 6' 9") Radiator, picture rail, understairs cupboard housing gas and electric meters, meter for solar panels, consumer unit, light and power

Sitting Room

5.53m x 3.91m (18' 2" x 12' 10") Double glazed bay window to front, double radiator, wood effect vinyl flooring (part), tiled fireplace and hearth with gas fire (not working)

Dining Room

5.36m x 3.51m (17' 7" x 11' 6") Double glazed windows and French doors to conservatory, radiator, tiled fireplace and hearth, solid fuel fire, wood effect vinyl flooring

Conservatory

5.4m x 2.01m (17' 9" x 6' 7") Double glazed window and doors to rear, door to kitchen, double radiator, wood effect laminate flooring

Kitchen 1

3.97m x 2.42m (13' x 7' 11") Double glazed window to conservatory, double glazed skylight to rear, double radiator, range of birch units with laminate work surfaces over, tiled splashbacks, stainless steel sink with chrome mixer tap and drainer, space for freestanding cooker, tiled floor with some vinyl flooring, door to kitchen 2

Kitchen 2

4.81m x 2.69m (15' 9" x 8' 10") Double glazed window to rear and side, double glazed door to side, range of green units and drawers with laminate work surfaces over, space for freestanding cooker, stainless steel sink with chrome mixer tap and drainer, tiled splashbacks, plumbing/space for washing machine and dishwasher, extractor fan, tiled floor

Ground Floor Shower Room

2.16m x 1.33m (7' 1" x 4' 4") Double glazed window to side, radiator, low level w.c., sink with chrome mixer tap and two door cupboard beneath, part tiled walls, shower cubicle with folding door and Mira Event power shower with tiled walls, tiled floor, extractor fan

Inner Hallway

2.75m x 1.10m (9' x 3' 7") Wall mounted two door cupboard, steps down to garage

First Floor

Landing

Velux window

Bedroom 1

5.51m x 3.55m into wardrobes (18' 1" x 11' 8") Double glazed bay window to front, double radiator, fitted wardrobes with six doors and six cupboards above, picture rail

Bedroom 2

4.44m x 3.56m (14' 7" x 11' 8") Double glazed window to rear, double radiator, picture rail, wood effect laminate flooring, fitted wardrobe with two doors (part mirrored) Currently used as a sitting room

Bedroom 3

4.86m x 2.75m (15' 11" x 9') Double glazed window to rear and side, double radiator, picture rails, wood effect laminate flooring

Bedroom 4

3.94m x 2.37m plus wardrobe (12' 11" x 7' 9") Double glazed window to front, double radiator, fitted wardrobe with two doors and two cupboards above, picture rails, wood effect laminate flooring

Bedroom 5

2.79m x 2.45m (9' 2" x 8') Double glazed orial window to front, radiator, picture rail, wood effect laminate flooring

Bathroom

2.42m x 2.13m (7' 11" x 7') Double glazed window to rear, radiator, ceramic bath with chrome tap, wall mounted sink with chrome taps, cupboard housing the Worcester Bosch Greenstar boiler and water tank, original wood floor with some vinyl coverings, part tiled walls, access to loft via ladder

Separate W.C.

1.33m x .85m (4' 4" x 2' 9") 1.33m x .85m (4' 4" x 2' 9") Double glazed window to side, low level w.c., vinyl flooring

Shower Room

2.19m x 1.16m (7' 2" x 3' 10") Double glazed window to side, radiator, low level w.c., sink with chrome mixer tap and two door cupboard beneath, part tiled walls, shower enclosure with folding door, Mira Power shower with tiled walls and flooring

Outside

Rear Garden

23.30m x 9.90m (76' 5" x 32' 6") Area of decking with ramp down to a crazy paved terrace and level lawn, two wooden sheds, one with light and power, outside tap, gate to side

Garage

5.55m x 2.42m (18' 3" x 7' 11") Up and over door to front, double glazed window and door to side, light and power

Additional Information

Agent's Note

There are solar panels to the side roof. These were installed in 2011 and have been paid for. The current owners receive a Feed in Tariff from energy provider Ovo, approximately every four months. Between 14th September 2024 - 11th June 2025 they received £953.69.

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

