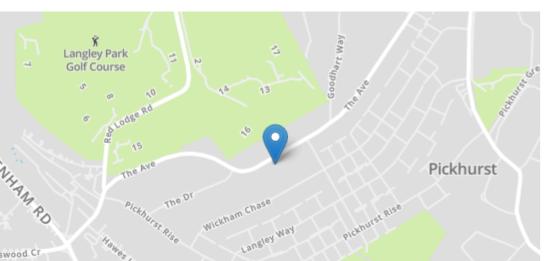
West Wickham Office

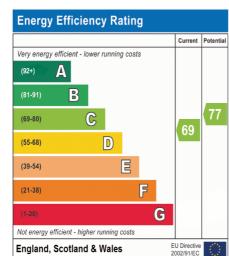
318 Pickhurst Lane, West Wickham, BR4 OHT

2 020 8460 7252

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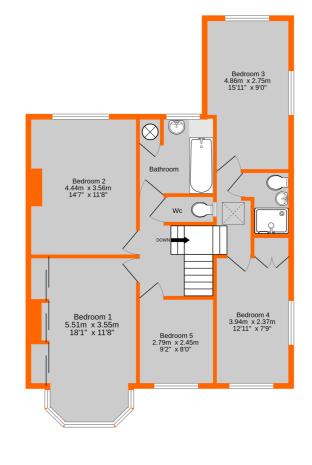




Ground Floor 105.8 sq.m. (1139 sq.ft.) approx.

1st Floor 82.7 sq.m. (891 sq.ft.) approx.





Internal Garage Sq.M Included In Total Approx. Floor Area

TOTAL FLOOR AREA: 188.5 sq.m. (2029 sq.ft.) approx

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

104 The Avenue, West Wickham, Kent BR4 0DZ

£785,000 Freehold

- Five Bedroom Semi Detached House.
- Convenient Langley & Pickhurst Schools.
- Two Reception Rooms & Conservatory.
- Garage & Off Street Parking.

- Requiring Modernisation Throughout.
- Bathroom & Two Shower Rooms.
- Two Kitchens.
- 0.4 Mile West Wickham Station







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 sola panels, consumer unit, light and power

Sitting Room

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

Dining Room

French doors to conservatory, radiator, tiled fireplace and a sitting room 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

Kitchen 1

conservatory, double glazed skylight to rear, double radiator, laminate flooring 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 2.79m x 2.45m (9' 2" x 8') Double glazed orial window to front, vinyl flooring, door to kitchen 2

Kitchen 2

4.81m x 2.69m (15' 9" x 8' 10") Double glazed window to rear 2.42m x 2.13m (7' 11" x 7') Double glazed window to rear, and drainer, tiled splashbacks, plumbing/space for washing coverings, part tiled walls, access to loft via ladder 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, glazed window to side, low level w.c., vinyl flooring 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

steps down to garage

First Floor

Landing

Velux window

Bedroom 1

bay window to front, double radiator, fitted wardrobes with six sheds, one with light and power, outside tap, gate to side

Bedroom 2

double radiator, picture rail, wood effect laminate flooring, 5.36m x 3.51m (17' 7" x 11' 6") Double glazed windows and fitted wardrobe with two doors (part mirrored) Currently used as Additional Information

Bedroom 3

side, double radiator, picture rails, wood effect laminate flooring

3.94m x 2.37m plus wardrobe (12' 11" x 7' 9") Double glazed window to front, double radiator, fitted wardrobe with two Council Tax 3.97m x 2.42m (13' x 7' 11") Double glazed window to doors and two cupboards above, picture rails, wood effect

Bedroom 5

radiator, picture rail, wood effect laminate flooring

and side, double glazed door to side, range of green units and radiator, ceramic bath with chrome tap, wall mounted sink with drawers with laminate work surfaces over, space for chrome taps, cupboard housing the Worcester Bosch Greenstar freestanding cooker, stainless steel sink with chrome mixer tap boiler and water tank, original wood floor with some vinyl

Separate W.C.

1.33m x .85m (4' 4" x 2' 9") 1.33m x .85m (4' 4" x 2' 9") Double



Shower Room

2.75m x 1.10m (9' x 3' 7") Wall mounted two door cupboard, 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 5.51m x 3.55m into wardrobes (18' 1" x 11' 8") Double glazed down to a crazy paved terrace and level lawn, two wooder

5.55m x 2.42m (18' 3" x 7' 11") Up and over door to front, 4.44m x 3.56m (14' 7" x 11' 8") Double glazed window to rear, double glazed window and door to side, light and power

Agent's Note

There are solar panels to the side roof. These were installed in 4.86m x 2.75m (15' 11" x 9') Double glazed window to rear and 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

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

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