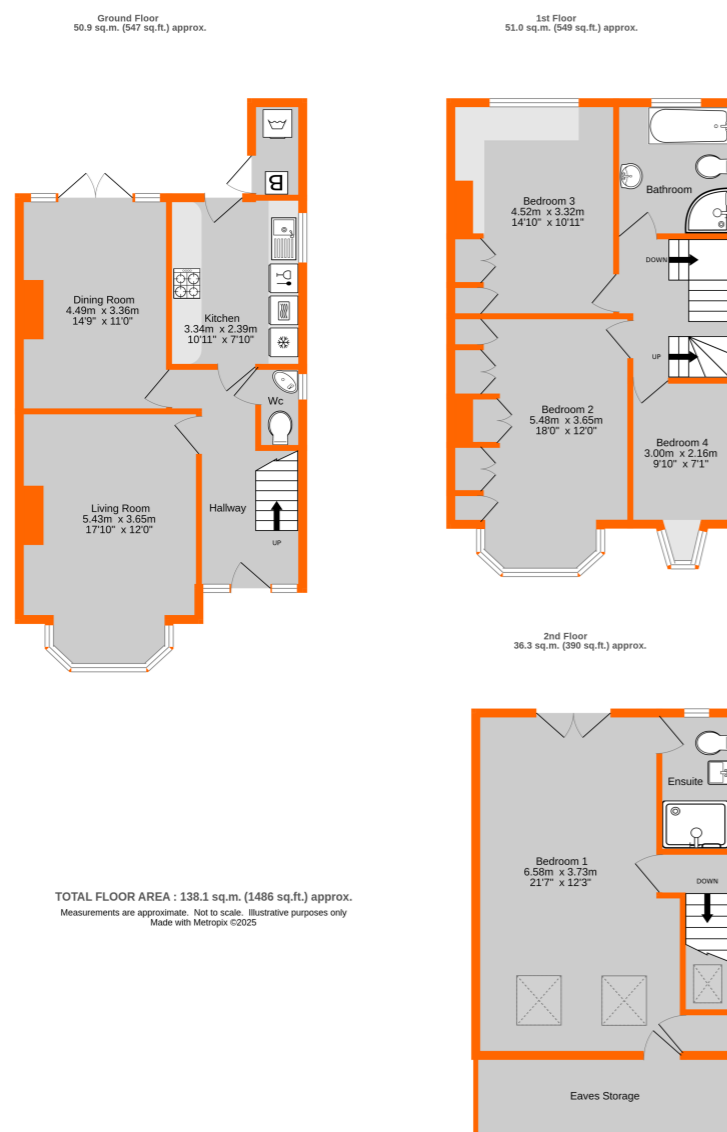


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

175 Goodhart Way, West Wickham, Kent BR4 0EX

£799,950 Freehold

- Chain Free.
- Extension Potential S.T.P.P.
- Off Street Parking 2 Cars.
- Large 115' x 24' Garden
- Family Bathroom & En Suite Shower Room.
- Superb Loft Extension.
- Four Bedroom Semi Detached.
- Convenient Langley Park Schools.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents 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 companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
For further details please visit our website - www.proctors.london



175 Goodhart Way, West Wickham, Kent BR4 0EX

Splendid, well presented four bedroom semi detached family home, in an enviable position for local schools including Langley Secondary and Pickhurst Academy infants and juniors, as well as West Wickham Station, which is about 1.2 miles away. Having two generous reception rooms, both with picture rails and engineered wooden flooring, The kitchen has some integrated appliances including a fridge/freezer and dishwasher and has direct access to the garden and garage. There are three bedrooms to the first floor (two of which are doubles) and the family bathroom has a white panelled bath, separate shower enclosure and underfloor heating. On the second floor is the impressive principal suite measuring 22' x 12' and having a Juliet balcony and stylish en suite. The garden has two crazy paved patios leading to the level lawn and garage. There is off street parking at the front of the house for two cars, further adding to the overall appeal of this lovely family home

Location

Goodhart Way is a popular residential road, running between Pickhurst Lane and The Avenue. Local schools include the sought after Pickhurst and Highfield Infant and Junior schools and Langley Park Secondary schools. There are shops at the junction of Westmoreland Road and Pickhurst Lane. West Wickham Leisure Centre (currently being refurbished) and Station are about 1 mile away. West Wickham High Street, with a range of shops, restaurants and coffee shops is about 1.4 miles away. Bromley High Street is about 1.2 miles away with The Glades Shopping Centre and Bromley South station, with fast (about 18 minutes) and frequent services to London. Bus services pass along Pickhurst Lane and The Avenue.



Ground Floor

Covered Porch

Part double glazed front door with double glazed windows to side.

Hallway

4.81m x 2.13m (15' 9" x 7')

Understairs storage cupboard housing Gas and Electric meters, engineered wood flooring, picture rails.

Living Room

5.43m x 3.65m (17' 10" x 12') Double glazed bay window to front, double radiator, fireplace with coal effect gas fire, wooden surround and stone hearth, picture rail, engineered wood flooring

Cloakroom

1.24m x .81m (4' 1" x 2' 8") Double glazed window to side, wall mounted sink with chrome taps, low level w.c., electric heater

Dining Room

4.49m x 3.36m into alcoves (14' 9" x 11' 0") Double glazed French doors to rear, double radiator, picture rails, pine wooden flooring

Kitchen

3.34m x 2.39m (10' 11" x 7' 10") Double glazed window to side, part double glazed door to rear, a range of wooden fronted base and wall units with laminate work surfaces over, gas four ring hob with extractor fan over, stainless steel sink with drainer and chrome mixer tap, built in Bosch double oven and microwave, integrated Fridge/Freezer and Bosch dishwasher, under counter water softener, vinyl flooring

First Floor

Landing

Double glazed window to side

Bedroom 2

5.48m x 3.65m (18' 0" x 12') Double glazed bay window to front, double radiator, two, three door built in wardrobes, one double mirrored door wardrobe, picture rail

Bedroom 3

4.52m x 3.32m (14' 10" x 10' 11") Double glazed window to rear/ double radiator, three door built in wardrobe, three, double door built in cupboards and desk with eight drawers, picture rail

Bedroom 4

3m x 2.16m (9' 10" x 7' 1") Double glazed oriel window to front, double radiator, wooden flooring

Bathroom

2.76m x 2.34m (9' 1" x 7' 8") Double glazed window to rear, shower enclosure with chrome shower head and separate hand held shower attachment, heated towel rail, low level w.c., vanity unit with sink and chrome mixer tap and cupboard and drawers beneath, white panelled bath with chrome mixer tap and hand shower, underfloor heating, tiled floor and walls,

Second Floor

Second Floor Landing

Velux window to front

Bedroom 1

6.85m x 3.73m (22' 6" x 12' 3") Two Velux windows to front, double glazed doors to rear with a Juliet balcony, double radiator, two eaves storage cupboards, engineered wood flooring

En Suite Shower Room

2.80m x 1.38m (9' 2" x 4' 6") Double glazed window to rear, walk in shower with chrome shower head and separate hand held shower attachment, vanity unit with two drawers beneath and chrome mixer tap, low level w.c., heated towel rail, tiled walls and floor

Outside

Rear Garden

35.15m x 7.49m (115' 4" x 24' 7") Outdoor cupboard with space/plumbing for washing machine and tumble dryer, Worcester Bosch boiler, light and power. Crazy paved patio with steps down to further crazy paved patio and large lawn area with path leading to wooden shed.

Front Garden

Driveway with retaining wall and parking for two cars

Garage

5.56m x 2.76m (18' 3" x 9' 1") Up and over door, light and power

Additional Information

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