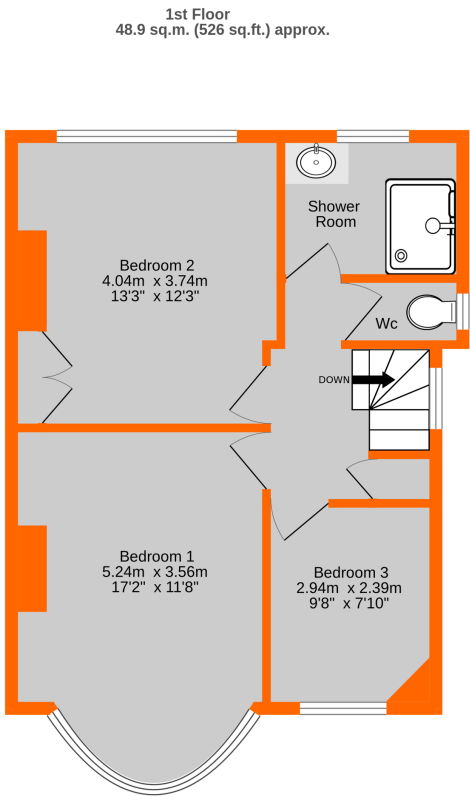
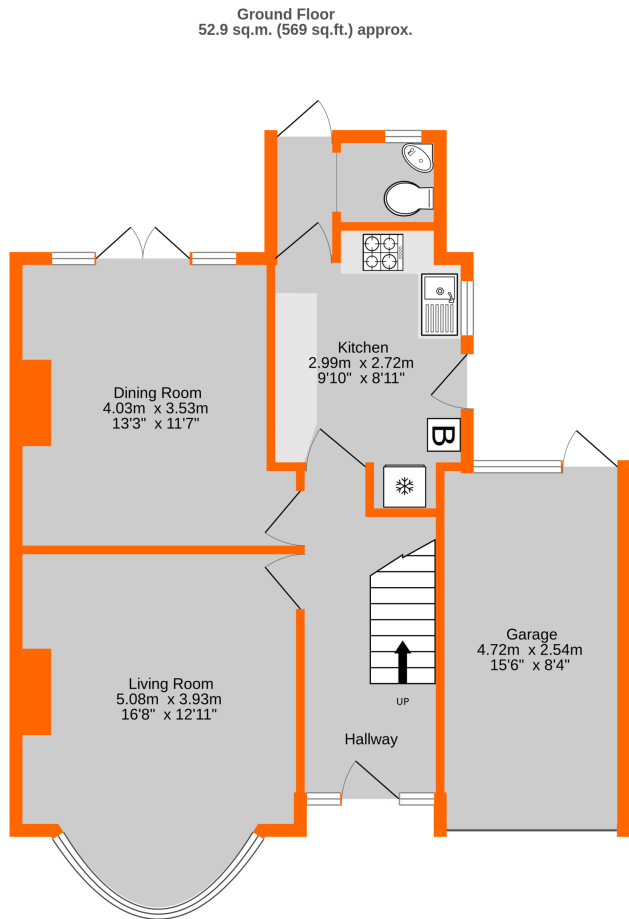




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 101.8 sq.m. (1096 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



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

27 Park Avenue, West Wickham, Kent BR4 9JU

Chain Free £720,000 Freehold

- Three Bedroom Semi Detached.
- Two Reception Rooms.
- White Shower Room & Separate W.C.
- 0.6 Mile West Wickham Station.
- Short Walk High Street Shops.
- Kitchen & White Cloakroom.
- 105' x 29' Rear Garden.
- Extension Potential S.T.P.P.

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.
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For further details please visit our website - www.proctors.london



27 Park Avenue, West Wickham, Kent BR4 9JU

Chain Free thee bedroom semi detached house, a short walk from West Wickham High Street and about 0.6 of a mile from West Wickham Station. The property is in a convenient location for a number of sought after local schools. Two reception rooms, with the dining room having double glazed doors to the garden and a tiled fireplace with a white painted wooden fire surround and an over mantle. Kitchen with oak fronted fitted units and a glazed door to a rear lobby and the white suite cloakroom. The second bedroom has a built-in double wardrobe and off the landing are the white suite shower room and separate w.c.. Gas fired heating with radiators via an Alfa E-Tec boiler and double glazing. 105' x 29' rear garden with a paved terrace, laid mainly to lawn with established shrubs. Attached garage with a roller door to the front and a paved driveway for two vehicles. Requiring some modernisation and having extension potential, subject to the necessary planning consents.

Location

Park Avenue runs between The Grove and Southcroft Avenue and is a short walk from West Wickham High Street, with a range of shops, including a Marks and Spencer and Sainsburys supermarkets, various restaurants and coffee shops. West Wickham station is about 0.6 of a mile away. Local schools include the sought after Hawes Down Infant and Juniors, Oak Lodge Primary and Langley Park Secondary. Bromley High Street with The Glades shopping centre and Bromley South station is about 2.6 miles away. Spring Park Woods can be accessed off Woodland Way.



Ground Floor

Entrance

Via covered porch with a light and part double glazed front door to:

Hallway

4.60m x 1.93m (15' 1" x 6' 4") Double glazed front windows, radiator, understairs cupboard with light housing gas and electric meters and consumer unit, coving, picture rail

Living Room

5.08m into bay x 3.93m into alcove (16' 8" x 12' 11") Double glazed front bay window, coving, radiator, electric fire with a wooden fire surround

Dining Room

4.03m x 3.53m into alcove (13' 3" x 11' 7") Double glazed doors and windows to rear, two radiators, coving, picture rail, painted tiled fireplace with a white painted wooden fire surround with an over mantle having a mirror

Kitchen

2.99m x 2.72m (9' 10" x 8' 11") Double glazed door and windows to side, wall mounted Alpha E-Tec Plus 33 boiler, space for oven, plumbing/space for washing machine, recess with space for fridge/freezer, appointed with oak fronted fitted wall and base units and drawers, laminate work surface, stainless steel sink and drainer with a chrome mixer tap, double radiator, splashback tiling, glazed door to:

Rear Lobby

1.31m (max) x 1.21m (4' 4" x 4' 0") Double glazed door to garden, doorway to:

Cloakroom

1.07m x 1m (3' 6" x 3' 3") Small double glazed rear window, radiator, white corner wash basin and low level w.c.

First Floor

Landing

Double glazed side window over staircase, access to loft via aluminium ladder with some boarding, light and insulation, picture rail, shelved cupboard over the staircase

Bedroom 1

5.24m into bay x 3.56m into alcoves (17' 2" x 11' 8") Double glazed front bay window, shaped radiator, picture rail, coving

Bedroom 2

4.04m x 3.74m into alcoves (13' 3" x 12' 3") Double glazed rear window, picture rail, radiator, built in double wardrobe to one alcove

Bedroom 3

2.94m x 2.39m (9' 8" x 7' 10") Double glazed front window, radiator, picture rail, corner white feature fireplace

Shower Room

2.61m x 1.76m (8' 7" x 5' 9") Double glazed rear window, white suite of tiled shower with a white shower tray, glass screen, chrome shower and hand shower, white wash basin with two drawers beneath and a chrome mixer tap, shaver point, one wall part tiled, chrome ladder style radiator, ceiling downlights

Separate W.C.

1.71m x 0.80m (5' 7" x 2' 7") Double glazed side window, white low level w.c., radiator, ceiling downlights

Outside

Rear Garden

32.2m x 9.10m (105' x 29') Paved terrace to rear of house and garage, outside tap, laid mainly to lawn, established shrubs

Attached Garage

4.72m x 2.54m (15' 6" x 8' 4") Roller up door, double glazed rear window, part double glazed rear door, power points and strip light

Front Garden

Paved drive for two vehicles, lawn area

Additional Information

Council Tax

London borough of Bromley – Band F. 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