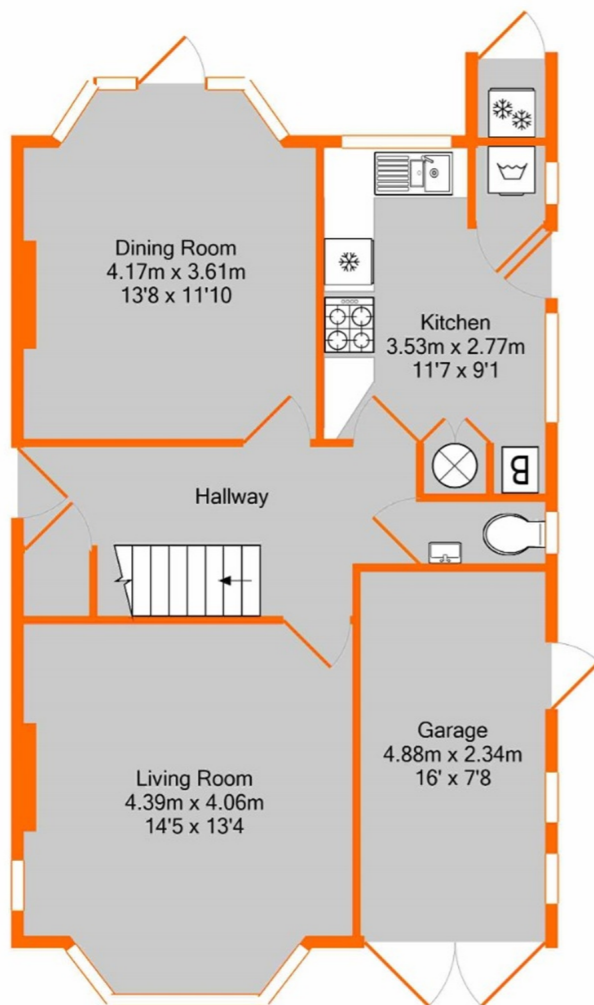
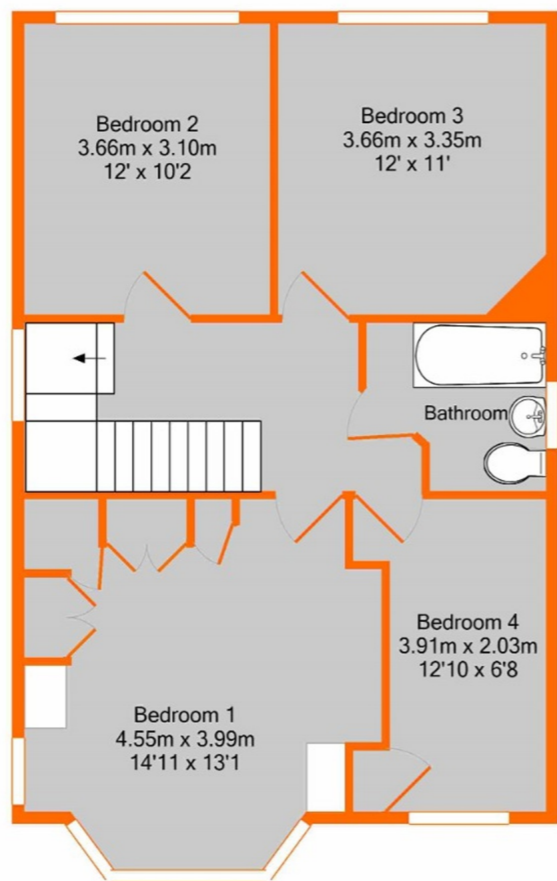


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		78
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	36	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor  
 Approx. Floor Area 65.3 Sq.M. (703 Sq.Ft.)



1st Floor  
 Approx. Floor Area 63.0 Sq.M. (678 Sq.Ft.)

Total Approx. Floor Area 128.3 Sq.M. (1381 Sq.Ft.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2022

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

289 Pickhurst Lane, West Wickham, Kent BR4 0HW

**£835,000 Freehold**

- Four Bedroom Detached Home.
- Kitchen & Cloakroom.
- Short Walk Pickhurst Schools.
- 91' South West Facing Garden.
- Two Reception Rooms.
- Champagne Coloured Bathroom.
- Convenient Local Shops.
- Garage & Parking For 3/4 Cars.

## 289 Pickhurst Lane, West Wickham, Kent BR4 0HW

Splendid four bedroom detached family home, enjoying a south west facing 91' rear garden, a short walk from the sought after Pickhurst Infant and Junior schools and shops on the corner of Westmoreland Road. West Wickham station is about 1 mile away. Two reception rooms with the good proportion living room having a coal effect gas fire in a Limestone surround and the dining room has a tiled fireplace with an oak surround and a double glazed door to the attractive rear garden. Kitchen with fitted units and drawers, white suite cloakroom and champagne coloured bathroom. Bedroom one has fitted wardrobes and there are distant south west facing views from bedrooms two and three. Gas fired heating with radiators and double glazing. The wonderful rear garden has a terrace to rear of the house, is laid mainly to lawn, with a pond, shrub borders and various trees. Garage and brick pavior driveway for three/four cars. Some modernisation required and extension potential, subject to planning permission.

### Location

This property is in the section of Pickhurst Lane between Goodhart Way and The Avenue. Local schools include Pickhurst Infant and Juniors and Langley Park Secondary schools. There are shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Pickhurst Lane with routes to Bromley High Street, about 1.2 miles away, with The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London. West Wickham Station is about 1 mile away and West Wickham High Street is about 1.4 miles away.



### Ground Floor

#### Entrance

Oak front door to side of house to:

#### Hallway

4.93m x 2.13m (16' 2" x 7' including staircase) Coat cupboard with light and understairs cupboard with light, picture rail, coving, double radiator

#### Cloakroom

1.52m x 0.89m (5' x 2' 11") Double glazed side window, white low level w.c., white wash basin with chrome mixer tap having a white double cupboard beneath, coving, chrome radiator, part tiled walls

#### Kitchen

3.53m x 2.77m (11' 7" plus airing cupboard x 9' 1" including larder cupboard) Double glazed side and rear window and part double glazed side door, Potterton Kingfisher boiler, louvre fronted double cupboard housing hot water tank with airing cupboard above, larder cupboard with double glazed side window housing plumbing/space for washing machine, granite effect work surfaces, wall and base units and drawers, white ceramic 1 1/2 sink and drainer with a chrome mixer tap, space for fridge and oven, double radiator, coving, serving hatch to dining room, wood effect laminate flooring

#### Living Room

4.39m x 4.06m (14' 5" into bay x 13' 4") Double glazed leaded light front bay window, secondary glazed leaded light part stained glass side window, raised recess with a coal effect gas fire in a Limestone surround, coving, picture rail, two double radiators

#### Dining Room

4.17m x 3.61m (13' 8" into bay x 11' 10") Double glazed door and windows to rear bay, picture rail, coving, double radiator, tiled fireplace with an oak fire surround, built in pine shelving unit

### First Floor

#### Landing

Secondary glazed leaded light part stained glass side window, double radiator, access to loft via aluminium ladder, picture rail

#### Bedroom 1

4.55m x 3.99m (14' 11" into bay x 13' 1" plus recess 0.38' x 3") Double glazed leaded light front bay window, double radiator, secondary glazed leaded light part stained glass side window, fitted white double cupboard with two drawers beneath, two double and two single matching fitted wardrobes

#### Bedroom 2

3.66m x 3.10m (12' x 10' 2") Double glazed rear window, double radiator

#### Bedroom 3

3.66m x 3.35m (12' x 11') Double glazed rear window, picture rail, double radiator

#### Bedroom 4

3.91m x 2.03m (12' 10" x 6' 8") Double glazed leaded light front window, double radiator, built in shelved cupboard

#### Bathroom

2.36m x 2.11m (7' 9" reducing to 4' 10" 1.27m x 6' 11") Double glazed side window, champagne suite of bath with a chrome mixer tap/hand shower, pedestal wash basin and low level w.c., chrome ladder style radiator, coving, tiled walls to two sides of the bath, two walls part tiled, coving

### Outside

#### Rear Garden

27.87m x 9.54m (91' x 31') Concrete/crazy paved terrace, laid mainly to lawn, electric awning, storage cupboard, outside tap, pond, mature, attractive shrub/flower borders, green house, timber shed, pear, two apple trees, side access gate either side of house

#### Garage

4.88m x 2.34m (16' x 7' 8") Part glazed side door, double doors to front, electric meter, fuse box, light, power points

#### Front Garden

Brick pavior drive for three cars

### Additional Information

#### Council Tax

London Borough of Bromley - Band G

