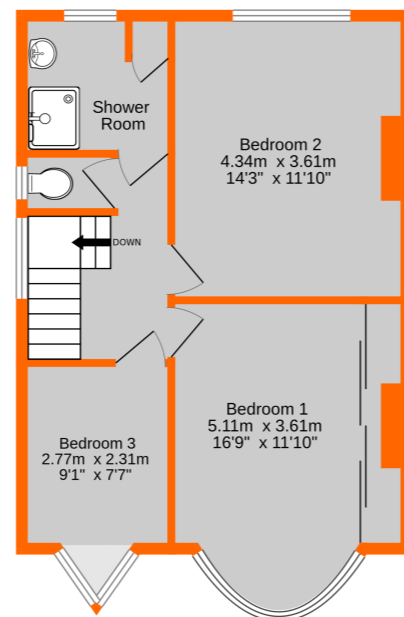
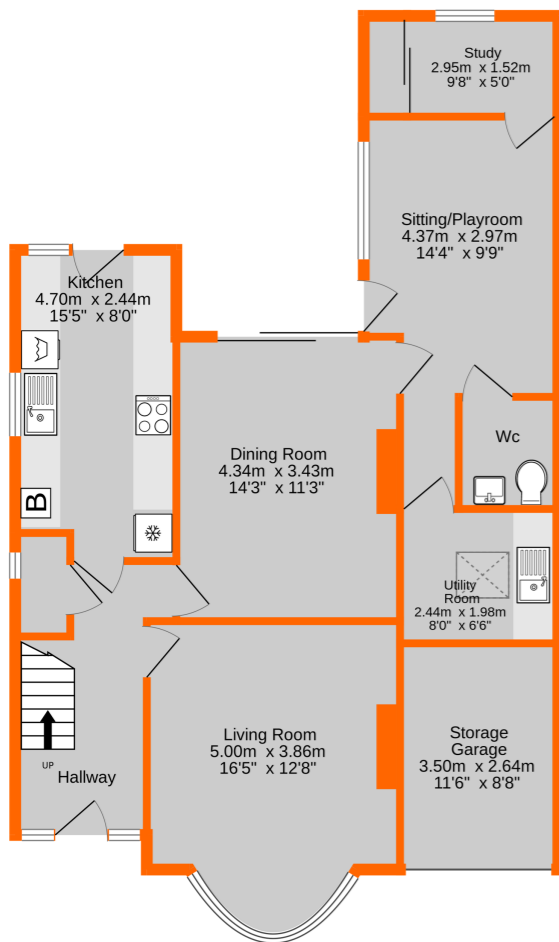




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
77.4 sq.m. (833 sq.ft.) approx.

1st Floor
51.4 sq.m. (554 sq.ft.) approx.



Storage Garage Sq.M Not Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 128.8 sq.m. (1387 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with MetroPix ©2024



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

41 The Grove, West Wickham, Kent BR4 9JT

£825,000 Freehold

- Three Bedroom Detached Home.
- 15' 5" Kitchen With Oven & Hob.
- White Suite Shower Room.
- Storage Garage & Parking 2/3 Cars.
- Three Reception Rooms.
- Cloakroom & Utility Room.
- Short Walk West Wickham High Street.
- About 100' x 32' Rear Garden.

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



41 The Grove, West Wickham, Kent BR4 9JT

Splendid three bedroom detached family home in this popular road, on the south side of West Wickham High Street, which is within walking distance and enjoying a 100' x 32' rear garden. The property is extended to the ground floor behind the garage and has two delightful reception rooms, with the living room having a coal effect gas fire in a marble fireplace. From the dining room there is a door to the sitting/playroom and off this room are the utility room, the white suite cloakroom and the study. The 15' 5" kitchen is appointed with wood effect fronted fitted units and has a built in AEG electric oven and AEG ceramic hob. The main bedroom has fitted wardrobes to one wall and there is a white suite shower room and separate w.c. to the first floor. The rear garden has a crazy paved/paved terrace, is laid mainly to lawn with shrub borders and has two sheds to the rear of the garden. The storage garage is approached via a crazy paved driveway, providing parking for two/three cars. The house has gas fired heating with radiators via a Worcester boiler and is double glazed.

Location

The property is in the section of The Grove between Acacia Gardens and Highfield Drive. West Wickham High Street is about 0.3 of a mile away and therefore within walking distance and offers a range of shops including a Marks and Spencer and Sainsburys supermarkets, various restaurants and coffee shops. West Wickham Station and Leisure Centre are about 0.7 of a mile away. Local schools include Oak Lodge Primary and Hawes Down Infant and Junior schools. Bus services pass along West Wickham High Street. Spring Park Woods can be accessed off Woodland Way.



Ground Floor

Entrance

Covered porch with light and part glazed front door to:

Hallway

4.32m x 1.98m (14' 2" x 6' 6") Radiator, coving, understairs cupboard with double glazed side window housing electric meter, gas meter and fuse box

Living Room

5.00m x 3.86m (16' 5" into bay x 12' 8" into alcoves) Double glazed leaded light bay window to front, radiator, coal effect living flame gas fire with a marble surround and hearth, cornice

Dining Room

4.34m x 3.43m (14' 3" x 11' 3" into alcoves) Double glazed patio doors to rear, radiator, cornice, glazed door to sitting room

Kitchen

4.70m x 2.44m (15' 5" x 8') Part double glazed door to rear, side and rear double glazed windows, wood effect fronted fitted wall and base units and drawers, stainless steel sink and drainer with a chrome mixer tap, wall mounted Worcester boiler, double radiator, built in AEG electric oven and AEG ceramic hob with an extractor unit above, Blomberg washing machine, wall tiling between work surface and wall units, space for fridge/freezer, granite effect work surfaces

Sitting/Playroom

4.37m plus walkway x 2.97m reducing to 2.43m (8') (14' 4" x 9' 9") Part glazed door and double glazed side window, double radiator, doors to utility room, cloakroom and to:

Study

2.95m x 1.52m (9' 8" including wardrobe x 5') Double glazed rear window, radiator, fitted double wardrobe with two sliding doors

Cloakroom

1.52m x 1.47m (5' x 4' 10") White suite of wash basin with a chrome mixer tap and low level w.c., radiator, extractor fan

Utility Room

2.44m x 1.98m (8' x 6' 6") Skylight window, wall and base units to one wall, stainless steel sink and drainer, laminate work surface, radiator, wall tiling between work surface and wall units

First Floor

Landing

Double glazed side window, access to loft

Bedroom 1

5.11m x 3.61m (16' 9" into bay x 11' 10" including wardrobes) Double glazed leaded light front bay window, radiator, fitted wardrobes with three sliding doors to one wall

Bedroom 2

4.34m x 3.61m (14' 3" x 11' 10" into alcoves) Double glazed rear window, radiator

Bedroom 3

2.77m x 2.31m (9' 1" x 7' 7") Double glazed leaded light front oriel window with a deep sill, radiator

Shower Room

2.26m x 1.83m (7' 5" x 6') Double glazed rear window, corner tiled shower with a Mira Advance shower and white pedestal wash basin, chrome ladder style radiator, white tiled walls, linen cupboard with slatted shelves having two doors

Separate W.C.

1.40m x 0.76m (4' 7" x 2' 6") Double glazed side window, white low level w.c., tiled walls

Outside

Rear Garden

30.73m x 9.79m (100' x 32') Crazy paved/paved terrace, side access with outside tap and gate to front, laid mainly to lawn, shrub borders, crazy paved path leading down the garden to two sheds and the greenhouse

Storage Garage

3.5m x 2.64m (11' 6" x 8' 8") Up and over door, light and power points

Front Garden

Crazy paved drive and path to front door, shrub borders, semi circular lawn

Additional Information

Council Tax

London Borough of Bromley - Band F