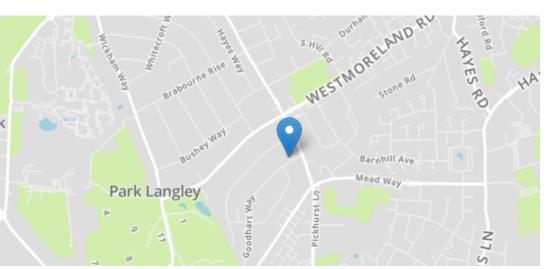
#### West Wickham Office

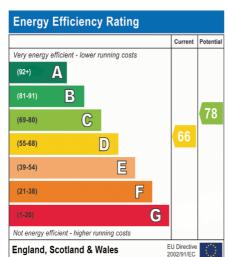
318 Pickhurst Lane, West Wickham, BR4 OHT

**2** 020 8460 7252

westwickham@proctors.london



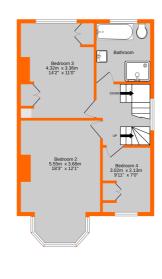




Ground Floor 52.2 sq.m. (562 sq.ft.) appro

1st Floor 52.4 sq.m. (564 sq.ft.) appr





2nd Floor 7.7 sq.m. (405 sq.ft.) approx

Eaves Storage Sq.M Not included in Tota Floor Area

TOTAL FLOOR AREA: 142.2 sq.m. (1531 sq.ft.) approx
Measurements are approximate. Not to scale. Illustrative purposes only
Mada selfi Memoris (2005).



Disdaimer: All measurements are approximate. No equipment, circuits or fittings have been tested, i nese 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 Solid

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 Solicitor 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.



### West Wickham Office

- 318 Pickhurst Lane, West Wickham, BR4 OHT
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Viewing by appointment with our West Wickham Office - 020 8460 7252

# 179 Goodhart Way, West Wickham, Kent BR4 0EX

# £850,000 Freehold

- Beautifully Presented Semi-Detached
- Bathroom & En Suite Shower Room.
- Convenient Excellent Local Schools.
- 1.2 Mile West Wickham Station.

- Four Bedrooms (Three Doubles).
- Superb Garden Room.
- Sitting Room & Open Plan Kitchen Dining.
- 115' x 26' 8" Garden.

**2** 020 8460 7252 westwickham@proctors.london





# 179 Goodhart Way, West Wickham, Kent BR4 0EX

This stylish and spacious four-bedroom semi-detached home with shared driveway is ideally located near the sought-after PICKHURST and LANGLEY PARK SCHOOLS. Immaculately presented throughout, it features a bright sitting room and a modern kitchen/dining room with a range of integrated appliances—perfect for family living and entertaining. The first floor offers three bedrooms, two of which are doubles, the third, currently being used as an office and there is a sleek contemporary bathroom with a large walk-in shower. On the second floor, the main bedroom spans over 22 feet, complete with built-in wardrobes, luxury en-suite shower room, and a Juliet balcony overlooking the garden. Outside, the attractive rear garden includes two paved terraces leading to a level lawn with mature shrub borders and benefitting from two storage sheds as well as a large garden room (18'2" x 13'11") fully equipped with electric heating and hardwired broadband, ideal as a home office or studio. In 'turn key' condition and with ample off-street parking to the front, this home has everything the growing family might look for and is sure to be popular.

#### Location

Goodhart Way runs between Pickhurst Lane and The Avenue. Sought after local schools include Langley Park Primary and Secondary and Pickhurst Infant and Junior schools. There are shops at the junction of Westmoreland Road and Pickhurst Lane. West Wickham Station and Leisure Centre (currently closed) are about 1.2 miles away. Bromley High Street and Bromley South Station are about 1.2 miles away. Bus services pass along Pickhurst Lane and The Avenue.









# **Ground Floor**

#### **Covered Porch**

Leaded light window and glazed door to:

#### Hallway

Double radiator, fitted shoe storage, original wood floors, understairs cupboard housing gas and 3.02m x 2.13m (9' 11" x 7' 0") Double glazed orial electric meters and consumer unit

#### Cloakroom

1.32m x 0.78m (4' 4" x 2' 7") Double glazed window to side, concealed low level w.c., sink with 2.68m x 2.37m (8' 10" x 7' 9") Double glazed 5.53m x 4.23m (18' 2" x 13' 11") Double glazed vanity cupboard beneath, tiled floor

#### **Sitting Room**

5.46m x 3.65m into alcoves (17' 11" x 12' ) Double glazed bay window with shutters, double radiator, picture rail, wood effect laminate flooring

### Kitchen/Dining Room

5.88m x 4.50m (19' 3" x 14' 9") Double glazed Second Floor Landing windows and door to rear, double radiator, range of white Shaker style units with marble effect quartz worksurfaces and tiled splashbacks, integrated Bosch stainless steel oven and 6.94m x 3.69m (22' 9" x 12' 1") Double glazed microwave, Bosch induction hob, extractor fan and sliding door with Juliette balcony to rear, column integrated fridge/freezer, fitted cupboard with quartz worksurface housing the integrated built in wardrobe, two eaves storage cupboards washing machine, separate fitted storage cupboard, wood effect laminate flooring

# **First Floor**

## Bedroom 2

5.55m x 3.68m into alcoves (18' 3" x 12' 1") Double glazed bay window to front with shutters, tiled fireplace, picture rail, double radiator



#### Bedroom 3

4.32m x 3.36m (14' 2" x 11' 0") Double glazed window to rear, double radiator, tiled fireplace, two double fitted wardrobes and book shelves, 35.05m x 8.14m (115' x 26' 8") Paved Indian Stone

#### Bedroom 4

window to front with shutters, double radiator, two door fitted wardrobe

#### Bathroom

window to rear, white bath with chrome mixer tap, concealed low level w.c., sink with chrome taps and two door cupboard beneath, large walk in shower with rain shower and hand attachment, Front Garden chrome heated towel rail, tiled floor and walls,

### **Second Floor**

Double glazed window to side

## Bedroom 1

radiator, two Velux windows to front, four door Utilities

#### **En Suite Shower Room**

window to rear, heated chrome radiator, low level checker.ofcom.org.uk/en-gb/broadband-coverage w.c., white sink with chrome mixer tap and two checker.ofcom.org.uk/en-gb/mobile-coverage drawers beneath, large walk in shower with rain Leaded light window to side, stairs to second floor shower and hand attachment, tiled walls and floor



## Outside

#### Rear Garden

terrace with steps down to further stone terrace small storage shed plus additional large storage shed 3.57m x 2.33m (11' 9" x 7' 8") with light and power, level lawn with raised wooden beds and mature shrubs and a path leading to the garder

#### **Garden Room**

window and door to front, electric wall heater light, power and hardwired Wifi

Off street parking for two cars via the brick pavior driveway

### **Additional Information**

#### Council Tax

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

Mains - Gas, Electric, Water and Sewerage

#### **Broadband and Mobile**

2.78m x 1.79m (9' 1" x 5' 10") Double glazed For coverage at this property, please visit: