



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.



## 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 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 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 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 microwave, Bosch induction hob, extractor fan and integrated fridge/freezer, fitted cupboard with quartz worksurface housing the integrated washing machine, separate fitted storage cupboard, wood effect laminate flooring

### First Floor

#### Landing

Leaded light window to side, stairs to second 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, picture rail

#### Bedroom 4

3.02m x 2.13m (9' 11" x 7' 0") Double glazed orial window to front with shutters, double radiator, two door fitted wardrobe

#### Bathroom

2.68m x 2.37m (8' 10" x 7' 9") Double glazed 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, chrome heated towel rail, tiled floor and walls,

### Second Floor

#### Second Floor Landing

Double glazed window to side

#### Bedroom 1

6.94m x 3.69m (22' 9" x 12' 1") Double glazed sliding door with Juliette balcony to rear, column radiator, two Velux windows to front, four door built in wardrobe, two eaves storage cupboards

#### En Suite Shower Room

2.78m x 1.79m (9' 1" x 5' 10") Double glazed window to rear, heated chrome radiator, low level w.c., white sink with chrome mixer tap and two drawers beneath, large walk in shower with rain shower and hand attachment, tiled walls and floor

### Outside

#### Rear Garden

35.05m x 8.14m (115' x 26' 8") Paved Indian Stone 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 garden room.

#### Garden Room

5.53m x 4.23m (18' 2" x 13' 11") Double glazed window and door to front, electric wall heater, light, power and hardwired Wifi

#### Front Garden

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/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)