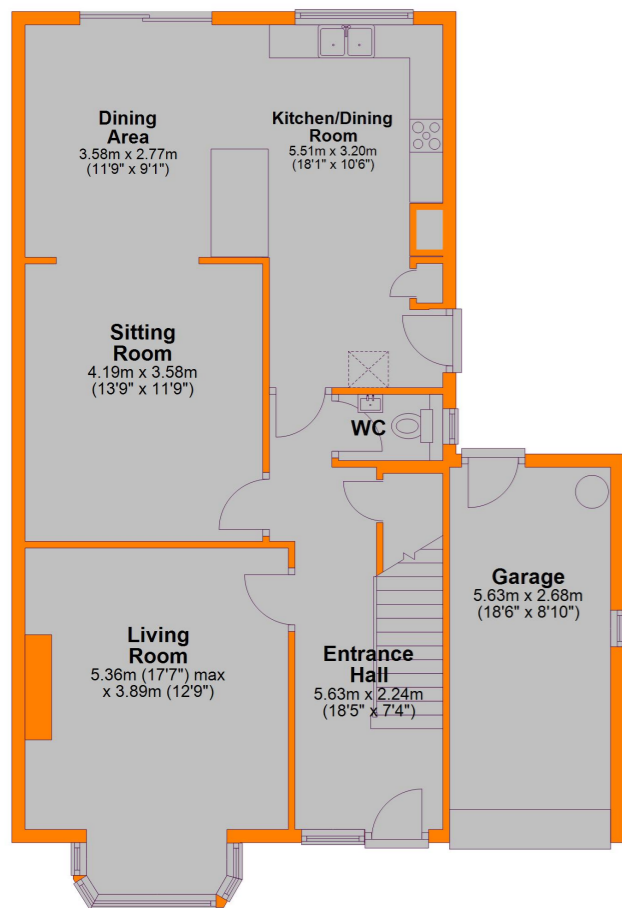
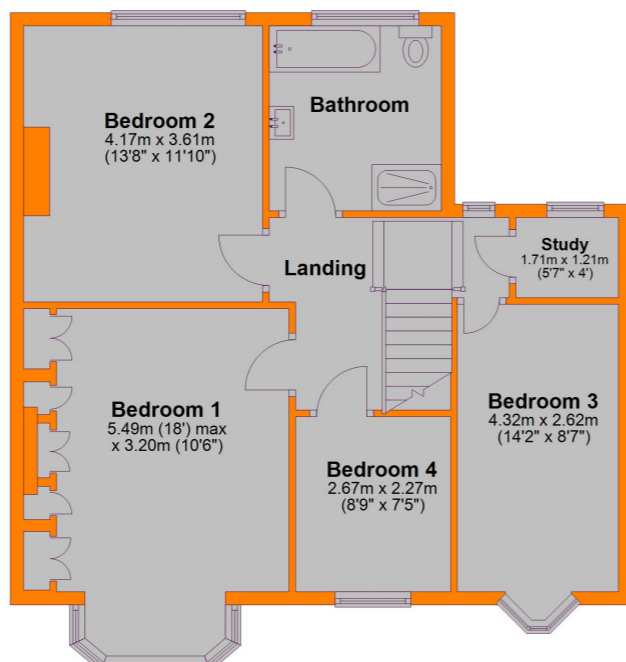


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		53	76
		EU Directive 2002/91/EC	

Ground Floor



First Floor



Total area: approx. 174.1 sq. metres (1873.9 sq. feet)

Measurements are approximate. Not to scale.
 Floor area includes the garage and roof terrace.

Plan produced using PlanUp.

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



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

3 Wickham Chase, West Wickham, Kent BR4 0BD

Chain Free **£995,000 Freehold**

- Prized Location
- Garage And Off Street Parking For 3 Cars
- 0.3 Mile To West Wickham Station.
- 88ft Garden with Granite Patio
- 19' x 18' Kitchen/Breakfast/Dining Room
- Convenient For Langley And Pickhurst Schools
- Four Bedroom Semi Detached Home.
- Extension Potential S.T.P.P.

3 Wickham Chase, West Wickham, Kent BR4 0BD

Smartly presented CHAIN FREE four bedroom semi detached home in this highly sought after location, close to Langley and Pickhurst Schools and only a short stroll away from West Wickham Station with it's excellent links to London Bridge and Charing Cross. Offering a sociable, open plan kitchen/dining/family room, complete with integrated appliances and forming a welcoming 'hub' for family gatherings. Upstairs there are four bedrooms, three of which are doubles, a family bathroom with Duravit bath and walk in shower as well as a study which is currently used for storage. The rear garden is sunny and bright with an expansive Granite patio and shaped lawn with hedge and shrub borders. This is a delightful family home within easy reach of local amenities and with plenty of curb appeal which is sure to appeal to the most discerning of buyers.

Location

Wickham Chase runs between Pickhurst Rise and Pickhurst Lane. West Wickham Station and Leisure Centre (currently closed) are about 0.3 of a mile away. West Wickham High Street is about 0.7 of a mile away. Local schools include the popular Langley Park and Pickhurst infants and Juniors. Bus services pass along Pickhurst lane to Bromley High Street, with The Glades Shopping Centre, The Churchill Theatre, various restaurants and Bromley South Station with fast (about 18 minutes) and frequent services to London about 2 miles away.



Ground Floor

Entrance

via covered porch with double glazed front door to:

Hallway

5.64m x 2.24m (18' 6" x 7' 4") Including stairs to the first floor. Double glazed window to front, engineered oak flooring, understairs storage cupboard and housing the Gas and Electricity meters. Door to:

Cloakroom

1.50m x 1.07m (4' 11" x 3' 6") Obscured double glazed window to side, low level w.c with concealed cistern, ceramic sink with chrome mixer tap and mosaic tiled splashback. Porcelain floor tiles

Living Room

5.36m into bay x 3.89m (17' 7" x 12' 9") Double glazed bay window to front with double radiator beneath. Limestone fireplace with inset gas fire, engineered oak flooring

Sitting Room

4.19m x 3.58m (13' 9" x 11' 9") Open to kitchen/breakfast/dining room with engineered oak flooring and radiator, square opening to:

Kitchen/Dining room

5.51m x 3.20m (18' 1" x 10' 6") measured in two areas
KITCHEN AREA: Double glazed window to rear and double glazed door to side. Range of Oak fronted wall and base units with cupboards and drawers and with Quartzite L-shaped work tops and breakfast bar. Neff Double oven and grill, Neff induction hob with extractor fan above. Zanussi integrated washing machine and AEG dishwasher, space for under counter wine chiller. Franke stainless steel 1 1/2 bowl sink and space for American style fridge/freezer. Porcelain tiled floor

Dining Area

3.58m x 2.77m (11' 9" x 9' 1") Double glazed sliding door opening to garden. Double radiator, Porcelain tiled floor.

First Floor

Galleried Landing

Access to loft

Bedroom One

5.49m x 3.20m (18' 0" x 10' 6") Double glazed window to front with radiator beneath. Extensive range of bespoke fitted wardrobes with a range of drawers, storage shelves, pull out shoe racks and space for flat screen tv. American walnut flooring

Bedroom Two

4.17m x 3.61m (13' 8" x 11' 10") Double glazed window to rear with radiator

Bedroom Three

4.32m x 2.62m (14' 2" x 8' 7") Double glazed window to front with radiator beneath

Bedroom Four

2.67m x 2.27m (8' 9" x 7' 5") Double glazed window to front and radiator beneath.

Study

1.7m x 1.21m (5' 7" x 4' 0") Double glazed window to rear with double radiator beneath. Currently used for storage but we understand from our clients that this room was originally a shower room.

Bathroom

2.27m x 2.51m (7' 5" x 8' 3") Obscured double glazed window to rear with further double glazed window to side. Deep bath with chrome mixer tap, separate glazed shower cubicle with chrome shower head and mixer tap. Wall mounted sink with chrome mixer tap and cupboards beneath. Low level wc, chrome heated towel rail. Porcelain tiled walls and floor.

Outside

Garage

5.63m x 2.68m (18' 6" x 8' 10") Up and over door. Single glazed window to side and door to rear. Vokera wall mounted boiler with pressurised hot water tank.

Rear Garden

27.11m x 10.34m (88' 11" x 33' 11") Extensive Granite terrace with steps down to shaped lawn with mature shrub borders and hedges. Rear decked seating area and garden shed.

Front Garden

Brick paviour drive with lawn and shrub borders and off street parking for three cars.

Additional information

Council Tax

London Borough of Bromley - Band G