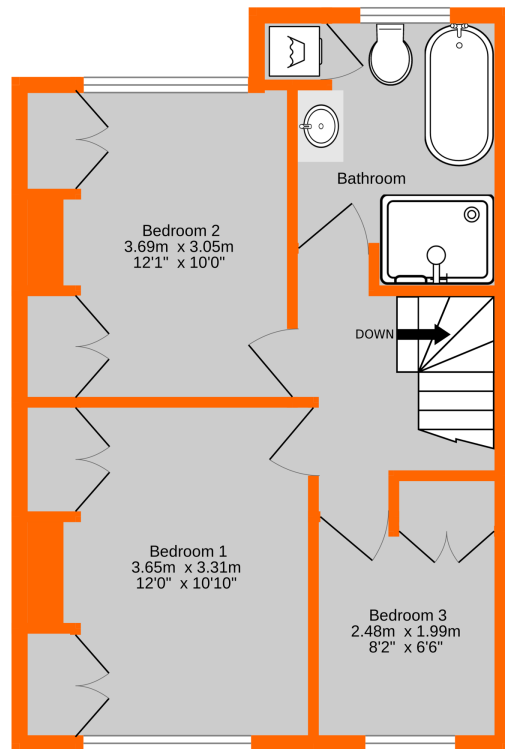
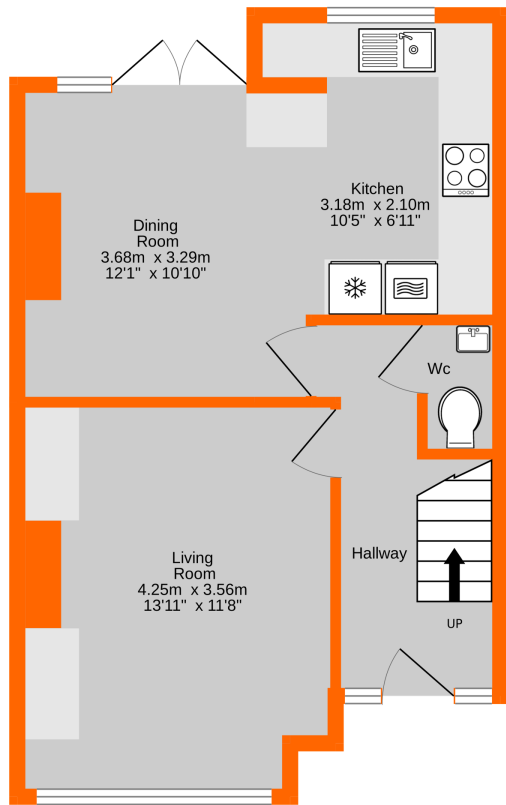




Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		78	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	47		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Ground Floor
41.6 sq.m. (447 sq.ft.) approx.

1st Floor
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 82.5 sq.m. (888 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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



George Proctor & Partners trading as Proctors



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

7 Rose Walk, West Wickham, Kent BR4 0RW

Guide Price £650,000 Freehold

- Three Bedroom Mid Terrace Home.
- Reappointed Kitchen With Appliances.
- Overlooking McAndrews Recreation Ground.
- Delightful Living Room With Built In Cupboards.
- Dining Room Open Plan To Kitchen.
- 104' x 16' Rear Garden.
- White Bathroom With Bath & Tiled Shower.
- Short Walk West Wickham High Street.

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7 Rose Walk, West Wickham, Kent BR4 0RW

Beautifully refurbished by the present owners, three bedroom 1930's built mid terrace family home, opposite McAndrews Recreation Ground and enjoying a 104' rear garden. Delightful front reception room with double storage cupboard to each alcove. Dining room with double glazed doors to the terrace and open plan to the reappointed kitchen, with grey fitted units and drawers, quartz worksurfaces and various integrated appliances. The three bedrooms have fitted wardrobes and the bathroom is stylishly presented with a bath and a fully tiled shower with chrome shower, hand shower and Hansgrohe controls. Gas fired heating with radiators via a Vaillant boiler and double glazing. White suite cloakroom and the ground floor accommodation has Amtico wood effect flooring. Rear garden with composite decked terrace, lawn area and path leading down the garden. Paved path and Cotswold stone area to front, providing parking for one/two vehicles.

Location

This property is in the section of Rose Walk between Glebe Way and Wickham Court Road. Local schools include the sought after Hawes Down Infant and Juniors, Oak Lodge Primary and Langley Park Secondary Schools. There are shops on Glebe Way and West Wickham High Street, which is a short walk away, offers a Sainsbury's and Marks and Spencer's supermarkets, other shops, restaurants and coffee shops. West Wickham Station is about 0.6 of a mile away. Bromley High Street with The Glades Shopping Centre and Bromley South Station is about 2.7 miles away. The property is opposite McAndrews Recreation Ground.



ground floor

Entrance

Via covered porch with downlight and car charging point, part double glazed door to:

Hallway

4.41m x 1.73m (14' 6" x 5' 8") Double glazed front windows, radiator, double coat/shoe cupboard, staircase to first floor with under stairs cupboard housing the gas and electric meters and consumer unit, Amtico wood effect flooring, ceiling downlights, coving

Cloakroom

1.12m x 0.72m (3' 8" x 2' 4") White concealed cistern low level w.c., wash basin with a cupboard beneath, part tiled walls, ceiling downlights, Amtico wood effect flooring

Living Room

4.25m x 3.56m into alcoves (13' 11" x 11' 8") Double glazed front window, Amtico wood effect flooring, radiator, double storage cupboard to each alcove, coving

Dining Room

3.68m x 3.29m into alcoves (12' 1" x 10' 10") Radiator, Amtico wood effect flooring, coving, double glazed doors and window to rear, opening to

Kitchen

3.18m x 2.10m (10' 5" x 6' 11") Double glazed rear window, light grey fitted wall and base units and drawers, quartz work surfaces and upstand, integrated fridge/freezer, Samsung microwave oven and Samsung electric oven, AEG induction hob with a Bosch extractor unit above, Franke stainless steel sink with a chrome mixer tap, bin unit, integrated Bosch dishwasher, brushed steel ceiling downlights, Amtico wood effect flooring

first floor

Landing

Coving, access to loft

Bedroom 1

3.65m x 3.31m into wardrobes and alcoves (12' 0" x 10' 10") Double glazed front window overlooking McAndrews Recreation Ground, radiator, double fitted wardrobe to each alcove, coving, ceiling downlights

Bedroom 2

3.69m x 3.05m into wardrobes and alcoves (12' 1" x 10' 0") Double glazed rear window, radiator, coving, ceiling downlights, double fitted cupboard to each alcove

Bedroom 3

2.48m x 1.99m (8' 2" x 6' 6") Double glazed front window, radiator, coving, ceiling downlights, double fitted wardrobe

Bathroom

3.18m into shower x 2.23m (10' 5" x 7' 4") Double glazed rear window, white suite of wash basin with a chrome mixer tap having a double cupboard beneath, concealed cistern low level w.c., bath with a mixer tap/hand shower and tiled shower with a chrome shower and hand shower and Hansgrohe controls, chrome ladder style radiator, shelved cupboard and further cupboard with space for washing machine and housing the Vaillant boiler, tiled floor, tiled walls, coving, brushed steel ceiling downlights

Outside

Rear Garden

31.7m x 4.90m (104' x 16') Composite decked terrace with outside tap and steps down to the garden, paved path, lawn area, hardstanding to far end of garden

Front Garden

Paved path to front door, shrub border, Cotswold stone providing off street parking

Additional Information

Council Tax

London borough of Bromley – Band E. For the current rate visit: 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 checker.ofcom.org.uk/en-gb/mobile-coverage