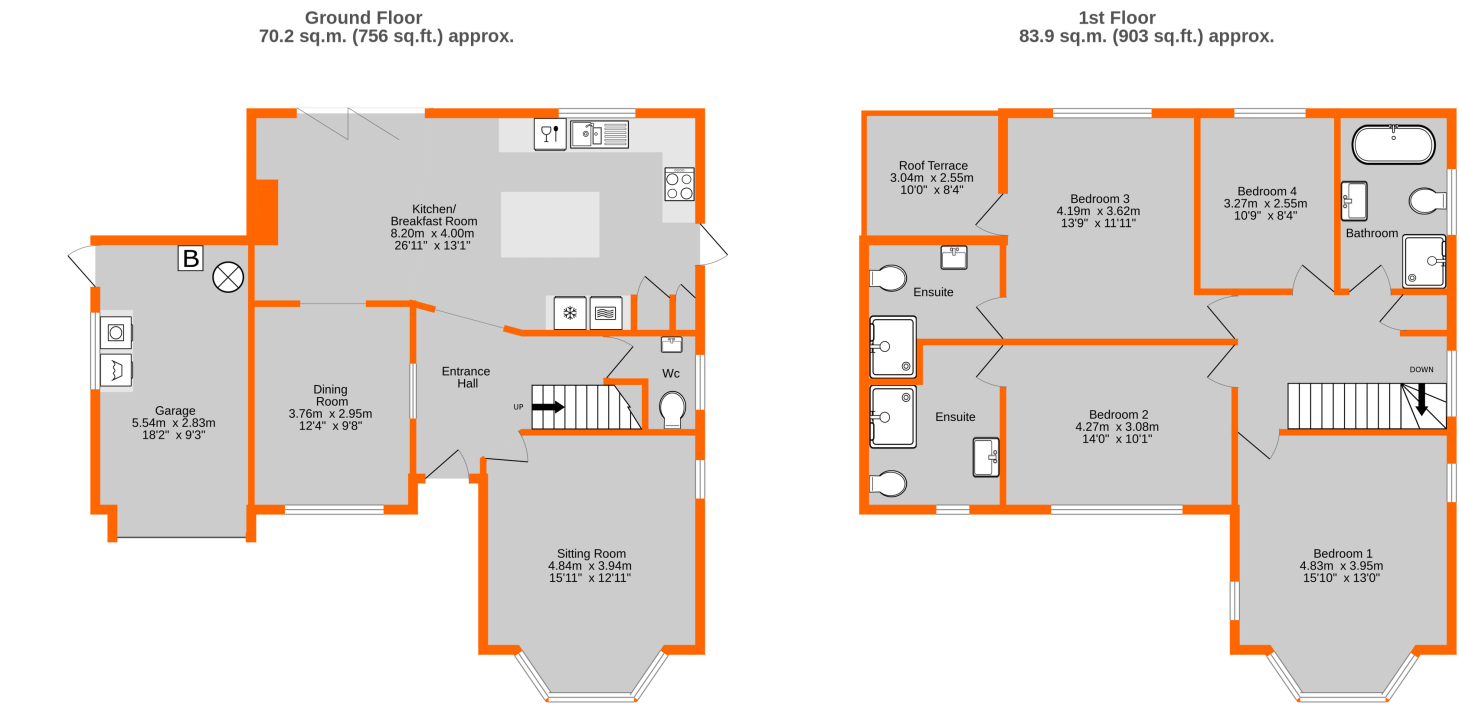


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Garage Sq.M Not Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 154.1 sq.m. (1659 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Viewing by appointment with our West Wickham Office - 020 8460 7252

110 Copse Avenue, West Wickham, Kent BR4 9NP

£1,250,000 Freehold

- Four Bedroom Detached Home.

Superb Kitchen/Breakfast Room.

Family Bathroom With Freestanding Bath.

Garage & Parking Four Vehicles.
- Separate Living & Dining Rooms.

Two En Suite Shower Rooms.

Close To Spring Park Woods.

Park Like 109' x 106' Garden.

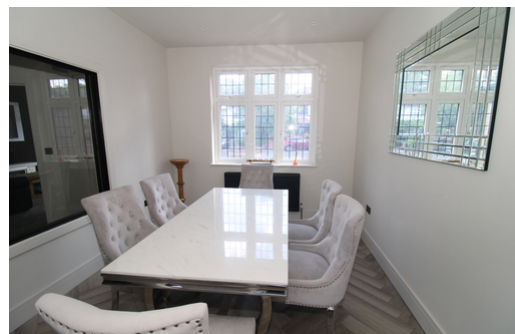


## 110 Copse Avenue, West Wickham, Kent BR4 9NP

Handsome detached home in this highly desirable location, close to tranquil Spring Park Woods and modernised and refurbished by the present owners. This imposing residence has a 106' x 109' (max) park like garden, mainly laid to lawn and with a variety of trees and scope for a children's play area and home office. Two delightful reception rooms and a re-appointed 26' 11" kitchen/breakfast room, with a large central island, quartz work surfaces and integrated appliances. This home offers three generous double bedrooms, two of which feature beautifully appointed en-suite shower rooms. Off one of the bedrooms is a roof terrace, which overlooks the rear garden. The family bathroom has a walk in shower and freestanding bath. Gas fired heating with radiators and double glazing. Additional features include garage and brick pavior edged driveway with parking for up to four vehicles. There is further potential to extend, subject to the usual consents.

### Location

Copse Avenue runs between Local schools include Oak Lodge Primary and Hawes Down Infant and Junior schools. West Wickham High Street with a Marks and Spencer and Sainsbury's supermarkets, other shops, restaurants and coffee shops is about 0.4 of a mile away. Bus services pass along West Wickham High Street. West Wickham Station and Leisure Centre are about 0.9 of a mile away. Bromley High Street and Bromley South station are about 3.1 miles away.



### Ground Floor

#### Entrance Porch

Covered porch with light

#### Entrance Hall

Wooden front door to hallway, tall radiator, understairs storage cupboard, herringbone effect vinyl flooring

#### Cloakroom

1.81m x 1.47m reducing to 0.76m (2' 6") (5' 11" x 4' 10") Double glazed window to side, double radiator, low level w.c., with concealed cistern, white sink and mixer tap with cupboard beneath, part tiled walls and floor

#### Kitchen/Breakfast Room

8.20m x 4m (26' 11" x 13' 1") Double glazed bi folding doors to rear with double glazed door to side with hidden door and double glazed window to rear. A range of charcoal wall and base units with quartz work surfaces including the splash backs and to the separate island, gold effect 1 1/2 bowl sink with mixer tap and drainer, tall pantry cupboard, built in dishwasher and fridge freezer, Neff integrated oven and microwave, induction hob with extractor fan above, integrated log effect electric fire with storage cupboard beneath, herringbone effect vinyl flooring

#### Dining Room

3.76m x 2.95m (12' 4" x 9' 8") Double glazed window to front with double glazed window to hallway, double radiator, herringbone effect vinyl flooring

#### Sitting Room

4.84m x 3.94m (15' 11" x 12' 11") Double glazed bay window to front, double radiator, integrated log effect electric fire, herringbone vinyl flooring

### First Floor

#### Landing

Tall double glazed window to side, double radiator, balustrade with glass panels, storage cupboard with shelves, loft access

#### Bedroom 1

4.83m x 3.95m (into bay) (15' 10" x 13' 0") Double glazed bay window to front and window either side, double radiator, double radiator

#### Bedroom 2

4.27m x 3.08m (14' 0" x 10' 1") Double glazed window to front, double radiator

#### En Suite Shower Room

2.83m x 2.44m (9' 3" x 8' 0") Double glazed small window to front, black ladder style towel rail, shower with tiled floor and black shower head with separate hand shower attachment, concealed cistern low level w.c., ceramic sink with gold effect mixer tap and two door cupboard beneath, tiled walls and floor

#### Bedroom 3

4.19m x 3.62m (13' 9" x 11' 11") Double glazed window to rear and double glazed door to roof terrace

#### Shower Room 2

2.71m x 1.57m (8' 11" x 5' 2") Concealed cistern low level w.c., ceramic sink with gold effect mixer tap and two door cupboard beneath, shower with black shower head and separate hand shower attachment with tiled shower floor, black ladder style heated towel rail, tiled walls and floor

#### Roof Terrace

3.04m x 2.3m (10' 0" x 7' 7")

#### Bedroom 4

3.27m x 2.55m (10' 9" x 8' 4") Double glazed window to rear, double radiator

### Bathroom

3.16m x 1.89m (10' 4" x 6' 2") Double glazed window to side, freestanding bath with white liner and black mixer tap with separate hand shower attachment, shower with black shower head and separate hand shower attachment with tiled floor, ceramic sink with mixer tap and two door cupboard beneath, black ladder style heated towel rail, concealed cistern low level w.c., sensor lighting, tiled walls and floor

### Outside

#### Rear Garden

32.30m x 20.0m (106' x 65') widening to 33.40m (109') Crazy paved terrace to rear with power points, covered tiled loggia, level lawn with mature trees and some shrubs, brick shed

#### Garage

5.54m x 2.83m (18' 2" x 9' 3") Door and window to side, up and over electric door to other side, light and power, housing Vaillant boiler, Megaflo tank and consumer unit

#### Front Garden

Driveway with brick pavior edging and retaining wall and parking for four cars

### Additional Information

#### Council Tax

London Borough of Bromley - Band G. 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)