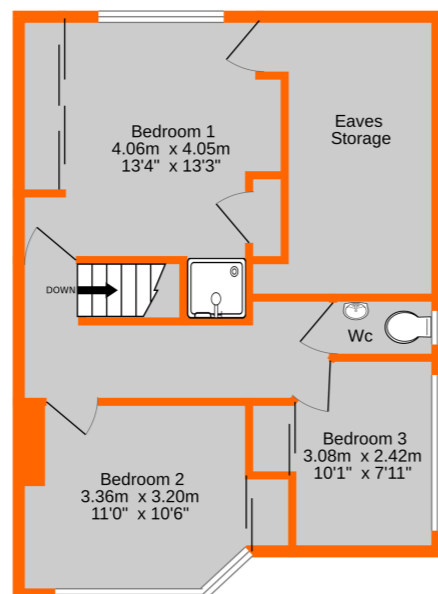
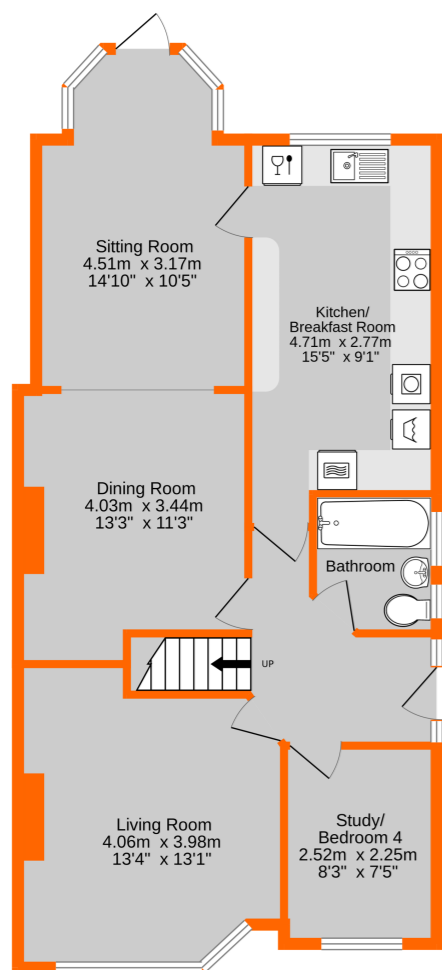


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

1st Floor



Eaves Storage Sq.M Not Included In Total Approx. Floor Area  
 TOTAL FLOOR AREA : 127.0 sq.m. (1367 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023



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

## 5 The Glade, West Wickham, Kent BR4 9LH

### £680,000 Freehold

- Extended Three/Four Bedroom Semi.
- Short Walk Spring Park Woods.
- Dining Room & Sitting Room.
- 15' 5" Kitchen/Breakfast Room.
- 0.6 Mile West Wickham High Street.
- Living Room & Study/Fourth Bedroom.
- White Suite Bathroom.
- 109' Southerly Facing Garden.

**Disclaimer:** All measurements are approximate. No equipment, fittings or fixtures 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](http://www.proctors.london)



## 5 The Glade, West Wickham, Kent BR4 9LH

EXTENDED three/four bedroom chalet style semi detached family home, about 0.6 OF A MILE FROM WEST WICKHAM HIGH STREET and a SHORT WALK FROM SPRING PARK WOODS off Woodland Way. Two reception rooms including the living room and from the dining room there is an opening to the extended sitting room, which has a double glazed bay window and door overlooking the garden. Off the hallway are the study/fourth bedroom, the white suite bathroom and extended 15' 5" kitchen/breakfast room, appointed with a range of wood effect fitted units and drawers, granite effect work surfaces, a breakfast bar and various integrated kitchen appliances. Bedroom one has fitted wardrobes, an eaves storage cupboard and tiled shower with an Aqualisa shower. Bedrooms two and three have built in wardrobes and there is a separate white low level w.c. off the landing. Attractive 109' southerly facing garden with a paved terrace, laid mainly to lawn with shrub borders, a Beech hedge and a large timber shed in two sections, with the main section providing a work shop. To the side of the house is the carport approached via its own drive, providing parking for four cars.

### Location

The Glade runs between Copse Avenue and The Grove. West Wickham High Street with a range of shops including a Marks and Spencer's and Sainsburys supermarkets, various restaurants and coffee shops is about 0.6 of a mile away. Spring Park Woods can be accessed off Woodland Way, which is a short walk from the house. Local schools include Hawes Down Infant and Juniors and Oak Lodge Primary schools. West Wickham Station is about 1 mile away. Bromley High Street with a range of amenities including The Glades Shopping Centre and Bromley South Station is about 3.1 miles away.



### Ground Floor

#### Entrance

Via carport and part double glazed door to side to:

#### Hallway

4.31m reducing to 2.07m (6' 9") x 2.70m (14' 2" x 8' 10") Double radiator, two double glazed side windows, picture rail, coving, chrome ceiling downlights

#### Study/Bedroom 4

2.52m x 2.25m (8' 3" x 7' 5") Double glazed front window, radiator, picture rail, wood effect laminate flooring

#### Living Room

4.06m into bay plus recess 0.55m (1' 10") x 3.98m into alcoves (13' 4" x 13' 1") Double glazed front bay window, radiator, coving, picture rail

#### Dining Room

4.03m plus recess 0.54m (1' 9") x 3.44m into alcoves (13' 3" x 11' 3") Picture rail, understairs cupboard housing gas and electric meters and consumer unit, double radiator, opening to:

#### Sitting Room

4.51m x 3.17m (14' 10" x 10' 5") Double glazed windows and door to rear bay, tiled floor, Polycarbonate pitched roof, glazed door to:

### Kitchen/Breakfast Room

4.71m plus recess 0.47m (1' 7") x 2.77m (15' 5" x 9' 1") Double glazed rear window, appointed with wood effect fronted fitted wall and base units and drawers, granite effect work surfaces, wall tiling between wall units and work surface, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, built in Logik electric oven and Logik ceramic hob with a stainless steel extractor canopy above, Potterton boiler to wall unit, tiled floor, integrated Bosch fridge and tumble dryer, plumbing/space for washing machine and dishwasher, breakfast bar, radiator, coving, chrome ceiling downlights, ten hole bottle rack

### Bathroom

2.61m x 1.78m (8' 7" x 5' 10") Two double glazed side windows, white suite of bath with an Aqualisa wall mounted shower to one end, concealed cistern low level w.c. and wash basin with a white double cupboard beneath, further single base cupboard, tiled walls to two sides of the bath, one wall part tiled, radiator, coving, chrome ceiling downlights

### First Floor

#### Landing

Access to loft via aluminium ladder, picture rail

#### Bedroom 1

4.06m x 4.05m into wardrobes and bed recess (13' 4" x 13' 3") Double glazed rear window, fitted wardrobes with four sliding doors, double radiator, eaves storage cupboard, airing cupboard with slatted shelves housing the hot water tank, chrome ceiling downlights, tiled shower with pumped Aqualisa shower, white shower tray and a door

### Bedroom 2

3.36m plus wardrobe x 3.20m into bay (11' 0" x 10' 6") Double glazed front bay window, double radiator, fitted double wardrobe with two sliding doors, picture rail, chrome ceiling downlights

### Bedroom 3

3.08m x 2.42m plus wardrobe (10' 1" x 7' 11") Double glazed side dormer window, radiator, double fitted wardrobe with two sliding doors

### Separate W.C.

1.83m x 0.83m (6' 0" x 2' 9") Double glazed side window, white sink and low level w.c.

### Outside

#### Rear Garden

33.25m x 9.53m (109' x 31') Paved terrace, side access gate, shrub/flower borders and trees, beech hedge, compost bins, large timber shed split into two with garden shed with window, light and power points and WORK SHOP - 4.65m x 2.19m (15' 3" x 7' 2") side window, strip light, power points, shelving

#### Carport

Large carport to side of house with concrete base, parking for four cars, outside tap, power points and lights

#### Front Garden

Lawn area

#### Council Tax

London Borough of Bromley - Band F