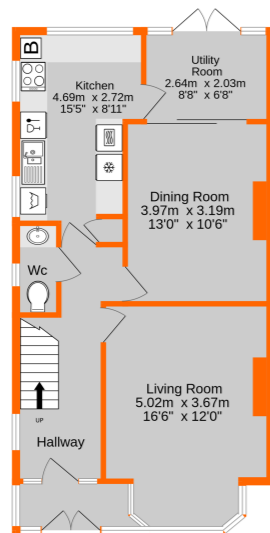
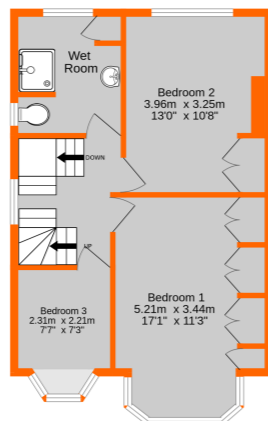
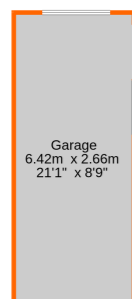


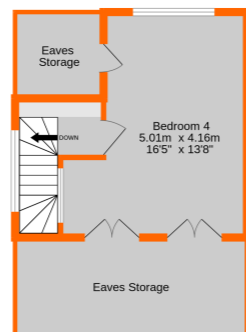
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
60.6 sq.m. (652 sq.ft.) approx.

1st Floor  
47.4 sq.m. (510 sq.ft.) approx.



2nd Floor  
21.9 sq.m. (235 sq.ft.) approx.



TOTAL FLOOR AREA : 129.8 sq.m. (1397 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

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

## 145 Goodhart Way, West Wickham, Kent BR4 0EU

### Chain Free £715,000 Freehold

- Four Bedroom Semi Detached.
- Kitchen & Utility/Garden Room.
- Wet Room To First Floor.
- Garage Via Shared Driveway.
- Two Reception Rooms.
- Convenient Number Local Schools.
- Bedroom Four To Loft Conversion.
- Established 117' Rear Garden.

## 145 Goodhart Way, West Wickham, Kent BR4 0EU

Splendid CHAIN FREE, EXTENDED 1930's built FOUR bedroom semi detached family home in this popular road, in a convenient location for the SOUGHT AFTER PICKHURST Infant and Juniors and LANGLEY PARK Secondary schools. Two reception rooms with the living room having a coal effect gas fire. Kitchen with light green fitted units and drawers, granite effect work surfaces and a door to the utility/garden room. White suite cloakroom and the bathroom is now a wet room, appointed with a white suite and having an AKW chrome shower. Loft conversion providing the L shape fourth bedroom, with shelving to one wall and potential to create an en-suite facility, subject to any necessary consents. 117' rear garden with an abundance of established shrub borders, various terraces, a lawn area and a studio to the far end of the garden, with lighting and power, ideal for a home office or gym. Garage to the side and rear of the house, approached via a shared driveway. This property requires some modernisation.

### Location

Goodhart Way is a popular residential road, running between Pickhurst Lane and The Avenue. Local schools include the sought after Pickhurst and Highfield Infant and Junior schools and Langley Park Secondary schools. There are shops at the junction of Westmoreland Road and Pickhurst Lane. West Wickham Leisure Centre (currently being refurbished) and Station are about 1 mile away. West Wickham High Street, with a range of shops, restaurants and coffee shops is about 1.4 miles away. Bromley High Street is about 1.2 miles away with The Glades Shopping Centre and Bromley South station, with fast (about 18 minutes) and frequent services to London. Bus services pass along Pickhurst Lane and The Avenue.



### Ground Floor

#### Entrance

Via enclosed porch with double glazed double doors and windows to front and side, quarry tiled floor, low level cupboard and front door to:

#### Hallway

5.44m x 1.93m (17' 10" x 6' 4") Coving, plate rail, double radiator, double glazed side window, double glazed leaded light front windows, under stairs cupboard housing consumer unit, electric and gas meters

#### Cloakroom

1.77m x 0.76m (5' 10" x 2' 6") Double glazed side window, white low level w.c. and wash basin with a chrome mixer tap having a wooden cupboard beneath, splash back tiling

#### Living Room

5.02m into bay x 3.67m into alcoves (16' 6" x 12' 0") Double glazed front bay window, double radiator, coal effect gas fire with marble slips and hearth and a wooden fire surround, coving, picture rail, shelving to one alcove, double wall mounted cupboard with shelving above to other alcove

#### Kitchen

4.69m x 2.72m reducing to 2.41m (7' 11") (15' 5" x 8' 11") Appointed with light green wall and base units and drawers, granite effect work surfaces, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, two double glazed side windows, double glazed rear window, part glazed door to utility room, built in Hotpoint electric double oven and Neff ceramic hob, space for fridge, washing machine and dishwasher beneath work surface, wall tiling between wall units and work surfaces, ceiling spot lights, wall mounted Vokera boiler

#### Dining Room

3.97m x 3.19m into alcoves (13' 0" x 10' 6") Coving, picture rail, double radiator, double glazed rear patio doors, shelving to one alcove

#### Utility Room

2.64m x 2.03m (8' 8" x 6' 8") Double glazed doors and windows to rear, paved floor

### First Floor

#### Landing

Double glazed side window over staircase, staircase to second floor

#### Bedroom 1

5.21m into bay x 3.44m into wardrobes (17' 1" x 11' 3") Double glazed front bay window, coving, picture rail, double radiator, three double and a single fitted wardrobe to one wall

#### Bedroom 2

3.96m x 3.25m into alcove (13' 0" x 10' 8") Picture rail, double radiator, double wardrobe to one alcove, double glazed rear window

#### Bedroom 3

2.31m x 2.21m (7' 7" x 7' 3") Double glazed front bay window with a deep sill, double radiator, coving

#### Wet Room

2.71m x 2.32m (8' 11" x 7' 7") Double glazed rear and side windows, white concealed cistern low level w.c., white wash basin with a chrome mixer tap having a white double cupboard beneath, tile effect panelling to walls, AKW chrome shower, ceiling downlights, chrome ladder style radiator, shaver point, tall white cupboard

### Second Floor

#### Small Landing

Double glazed side window

#### Bedroom 4

5.01m x 3.15m widening to 4.16m (13' 8") (16' 5" x 10' 4") L shape with double glazed rear window, shelving to one wall, two double eaves cupboards, single eaves cupboard

### Outside

#### Rear Garden

35.84m x 8.5m (117' x 27') Brick pavior terrace on two levels, lawn area, established shrub borders and trees, crazy paved terrace, Fig tree, Silver Birch, paved terrace, water tap, side access gate, Studio 4.03m x 2.84m (13' 3" x 9' 4") with double glazed side and front windows, double glazed side Velux window, part double glazed door, light and power points

#### Front Garden

Brick pavior path, pebbles and shrubs

#### Garage

6.42m x 2.66m (21' 1" x 8' 9") Double glazed patio doors to side, window to rear, up and over door to front, power points, lights

### Additional Information

#### Council Tax

London Borough of Bromley - Band E