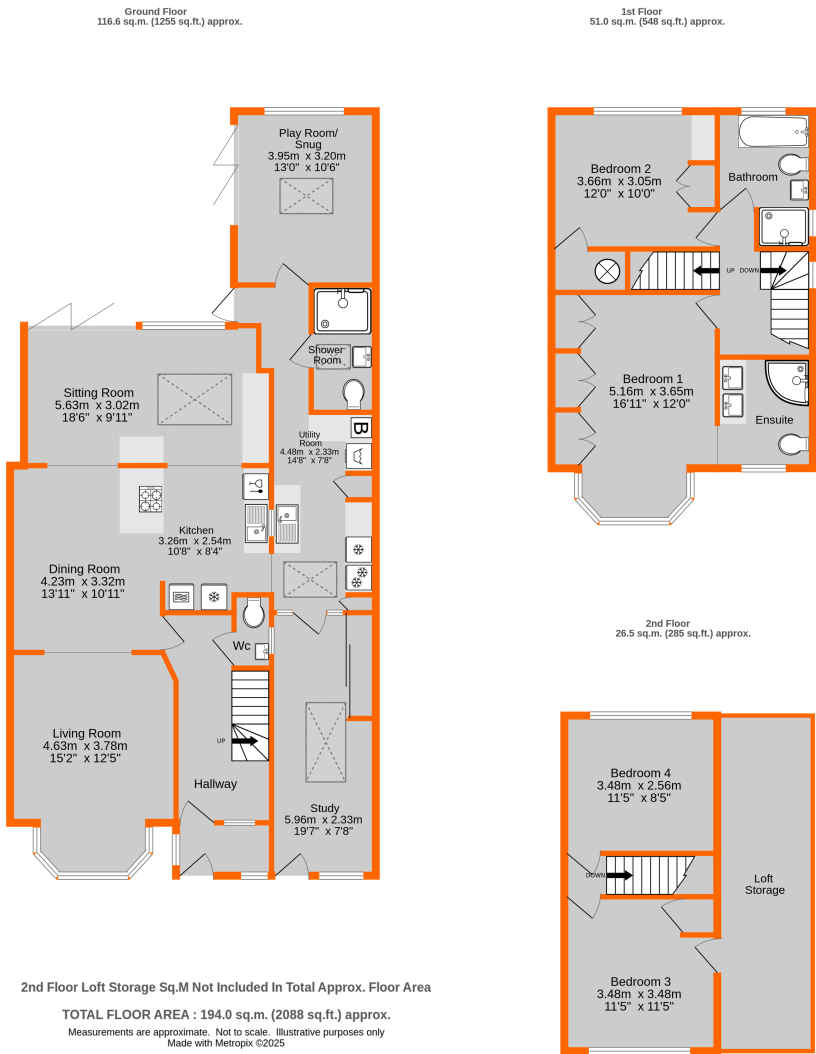


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England, Scotland & Wales		
		EU Directive 2002/91/EC



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

23 Wickham Chase, West Wickham, Kent BR4 0BD

Guide Price £950,000 Freehold

- Deceptive Four Bedroom Family Home.
- Open Plan Kitchen & Sitting Room.
- Side Extension/Possible Annexe.
- Convenient Number Local Schools.
- Through Living/Dining Room.
- Two Shower Rooms & Family Bathroom.
- 78' x 29' Rear Garden.
- 0.3 Mile West Wickham Station.

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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
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23 Wickham Chase, West Wickham, Kent BR4 0BD

Deceptive, extended four bedroom semi detached family home (about 2088 Sq. Ft.), over three floors with a side extension, which could provide a possible one bedroom annexe, subject to any necessary consents. Convenient location for a number of sought after local schools and about 0.3 of a mile from West Wickham station. Spacious open plan living/dining room, kitchen and extended sitting room, which has double glazed bi-folding doors to the garden. Off the kitchen is the good size utility room, which gives access to the study, the wet room style shower room and playroom/snug, which also has bi-folding doors to the garden. Bedroom one has fitted wardrobes and an en suite shower room. Bedroom two has a fitted wardrobe and the family bathroom has a bath and tiled shower. Two bedrooms to the loft extension. Gas fired heating with radiators via a Worcester boiler and double glazing. 78' x 29' rear garden with a paved terrace, ramp and steps down to the garden, with lawn area, established shrub/flower borders, a block pavior path and terrace to rear of the garden. Parking to front for two vehicles.

Location

Wickham Chase runs between Pickhurst Lane and Pickhurst Rise. Local schools include Hawes Down and Pickhurst Infant and Juniors and Langley Park Secondary schools for boys and girls. West Wickham Station is a short walk being about 0.3 of a mile away. There are shops in Red Lodge Road, Station Road and West Wickham High Street, which is about 0.7 of a mile away and offers a Sainsbury's and Marks and Spencer's supermarkets, a variety of shops, restaurants and coffee shops. Langley Park Golf Course is off Barnfield Wood Road. Bromley High Street is about 2 miles away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London.



Ground Floor

Entrance

2.01m x 0.73m (6' 7" x 2' 5") Via enclosed porch with double glazed side and front windows, quarry tiled floor and ceiling downlights, part double glazed front door to:

Hallway

4.65m x 2.09m (15' 3" x 6' 10") Double radiator, coving, ceiling downlights, part stained glass leaded light front circular window, under stairs cupboard with light housing gas and electric meters and consumer unit, engineered oak flooring

Cloakroom

1.17m x 0.84m (3' 10" x 2' 9") Double glazed side window, white low level wc. and wash basin with a chrome mixer tap, radiator, ceiling downlights, engineered oak flooring

Living Room

4.63m into bay x 3.78m (15' 2" x 12' 5") Double glazed front bay window, double radiator, engineered oak flooring, pebble effect electric fire, coving, ceiling downlights

Dining Room

4.23m x 3.32m (13' 11" x 10' 11") Double radiator, coving, engineered oak flooring, ceiling downlights, opening to sitting room and open plan to:

Kitchen

3.26m (max) x 2.54m (10' 8" x 8' 4") Appointed with green painted fitted wall and base units and drawers, oak strip worksurface, stainless steel sink and drainer with a chrome mixer tap, space for fridge/freezer, two Neff electric ovens, stainless steel five burner gas hob with an Elica stainless steel/glass extractor unit above, plumbing/space for dishwasher, ceiling downlights, coving, doorway to utility room, engineered oak flooring extending to:

Sitting Room

5.63m x 3.02m (18' 6" x 9' 11") double glazed bifolding doors to garden, double glazed rear window and double glazed ceiling lantern, double and single radiator, coving, ceiling downlights, base and wall units, two drawers and oak strip work surface to match the kitchen

Utility Room

4.48m x 2.33m plus walkway 3.00m long (9' 10") (14' 8" x 7' 8") Appointed with cream fronted fitted wall and base units and drawers, bin unit, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, two double glazed side Velux windows, pull out larder unit, plumbing/space for washing machine and dishwasher, wall mounted Worcester boiler, tiled floor with underfloor heating, wood strip effect worksurface, tall storage unit, ceiling downlights, double glazed door to terrace from walkway, double glazed door and window to:

Study

5.96m x 2.33m (19' 7" x 7' 8") Double glazed front window and part double glazed front door, Karndeane wood effect flooring in a herringbone design with underfloor heating, ceiling downlights, fitted wardrobe with three mirror fronted sliding doors, electric opening double glazed skylight

Playroom/Snug

3.95m x 3.20m (13' 0" x 10' 6") Double glazed bi folding doors to side, double glazed rear window, Karndeane wood effect flooring in a herringbone design with underfloor heating, double glazed side window, ceiling downlights

Shower Room

2.85m x 1.34m (9' 4" x 4' 5") Double glazed side Velux window, white wash basin and concealed cistern low level wc., tiled floor with underfloor heating, tiled shower floor with a Grohe chrome shower, glass screen and waterproof wall panels, ceiling downlights, remaining walls tiled, extractor fan

First Floor

Landing

Secondary glazed part stained glass side window over staircase, coving, staircase to second floor

Bedroom 1

5.16m into bay x 3.65m into wardrobes (16' 11" x 12' 0") Double glazed bay window, wood effect laminate flooring, coving, double radiator, three double fitted wardrobes, door way to:

En Suite Shower Room

2.49m x 2.22m (8' 2" x 7' 3") Double glazed front window, white suite of low level wc., twin Duravit wash basins both having a chrome mixer tap and a white double cupboard beneath, tiled walls, tiled corner shower with a chrome shower and glass door, radiator/chrome towel rail, tall shelved unit with two doors, ceiling downlights, Amtico flooring

Bedroom 2

3.66m x 3.05m (12' 0" x 10' 0") Double glazed rear window, wood effect laminate flooring, radiator, double fitted wardrobe and desk with three drawers, understairs airing cupboard with light housing the MegaFlo hot water tank, coving

Bathroom

3.03m reducing to 2.11m (6'11") x 2.25m (9' 11" x 7' 5") Double glazed rear window, double glazed side window, white suite of Duravit low level wc. and wash basin with a chrome mixer tap, Kaldewei bath with a chrome Hansgrohe mixer tap/hand shower, tiled shower with a white shower tray, glass sliding door and chrome Hansgrohe shower, radiator/chrome towel rail, Amtico flooring, ceiling downlights, half tongue and groove panelling to the walls, shaver point

Second Floor

Bedroom 3

3.48m into dormer x 3.48m including shelving (11' 5" x 11' 5") Front double glazed dormer window, radiator, single wardrobe and shelving, door to walk in boarded loft space with light

Bedroom 4

3.48m x 2.56m into dormer (11' 5" x 8' 5") Double glazed rear dormer window, radiator

Outside

Rear Garden

24m x 8.95m (78' x 29') Paved terrace with ramp and steps to garden, laid mainly to lawn, established shrub/flower borders, outside tap, outside lights, block pavior path to block pavior terrace, yellow painted shed

Front Garden

Crazy paved driveway for two vehicles, dustbin cupboards, bike store, lawn, hedges and shrubs

Additional Information

Council Tax

London borough of Bromley – Band F. 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