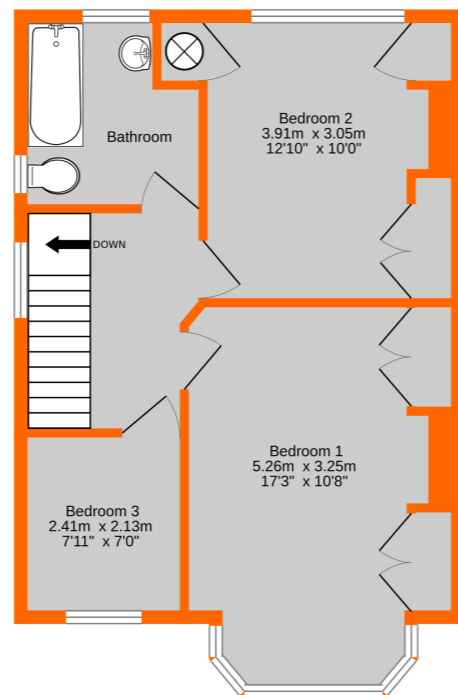
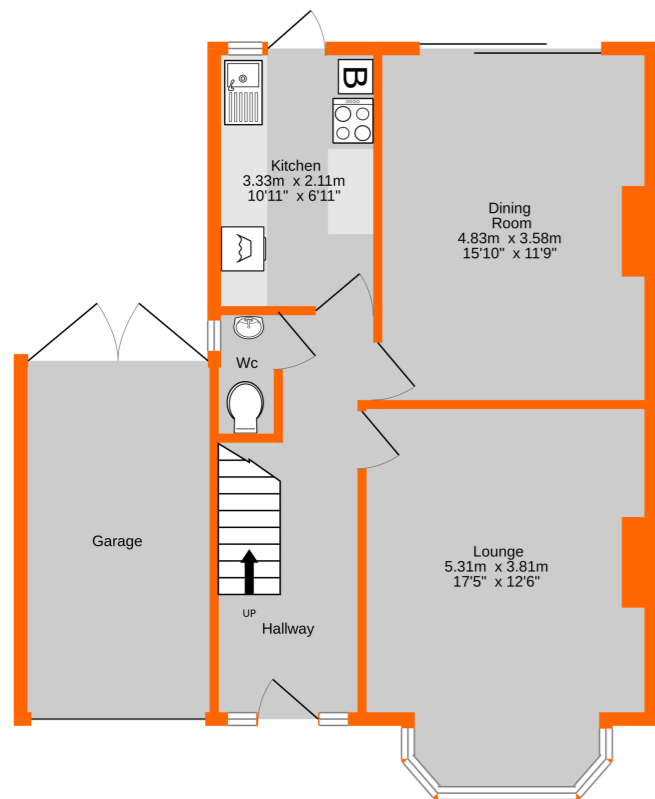


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		63
(55-68)	D		
(39-54)	E		63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
53.1 sq.m. (572 sq.ft.) approx.

1st Floor
47.7 sq.m. (513 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 100.8 sq.m. (1085 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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 For further details please visit our website - www.proctors.london



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

93 The Avenue, West Wickham, Kent BR4 0EE

£680,000 Freehold

- Three Bedroom Semi Detached.
- Potential To Extend.
- Garage & Driveway.
- 0.7 Mile To Station.
- No Onward Chain.
- Double Glazed & Central Heating.
- Close To Popular Schools.
- Larger Than Average Garden.

93 The Avenue, West Wickham, Kent BR4 0EE

Chain free three bedroom semi detached house, enjoying a convenient location for a number of popular local schools, including Pickhurst, Hawes Down infant and juniors along with Langley Park secondary schools. Bright entrance hall, two generous reception rooms and fitted kitchen. Three bedrooms, separate cloakroom and family bathroom. The property is located about 0.7 of a mile from West Wickham station. Gas fired heating with radiators, mostly new carpets where listed, recently rewired and double glazing windows. The rear garden is laid mainly to lawn with side access, mature tree and shrubs, and access to the attached garage at the side with off street parking. Extension potential subject to planning permission.

Location

This property is in the section of The Avenue between Pickhurst Lane and Goodhart Way. West Wickham station is about 0.7 of a mile and West Wickham High Street with a Marks and Spencer's and Sainsbury's supermarkets is about 1.1 miles away. Local schools include the popular Hawes Down and Pickhurst Infant and Juniors and Langley Park Secondary schools. Bus services pass along The Avenue. Bromley South station and High Street are about 1.5 miles away.



Ground Floor

Entrance Hall

5.61m x 1.88m (18' 5" x 6' 2") Glazed UPVC door and side windows, coved cornice, picture rail, radiator, understairs storage cupboard housing electric meter and fuse board, newly laid carpet

Living Room

5.31m x 3.81m (17' 5" x 12' 6") Double glazed bay window to front, double radiator, coved cornice, wall lights, feature fireplace, ceiling rose

Dining Room

4.83m x 3.58m (15' 10" x 11' 9") Double glazed sliding doors to rear garden, coved cornice, newly laid carpet, wall lights

Kitchen

3.33m x 2.11m (10' 11" x 6' 11") Double glazed door and double glazed window to rear, range of fitted wall and base units, drawer unit, laminate work surfaces over, stainless steel sink with mixer tap, space for cooker, space/plumbing for washing machine, part tiled walls, wall mounted Worcester boiler, vinyl flooring, double radiator

Cloakroom

Double glazed window to side, low level w.c., wall hung wash hand basin with chrome mixer tap

First Floor

Landing

Double glazed window to side, picture rail, newly laid carpet

Bedroom 1

5.26m x 3.25m (17' 3" x 10' 8") Double glazed bay window to front, double radiator, built in wardrobe to both alcoves with hanging space and storage above

Bedroom 2

3.91m x 3.05m (12' 10" x 10' 0") Double glazed window to rear, radiator, built in airing cupboard housing hot water cylinder and storage, built in wardrobes to alcoves with hanging and storage above, newly laid carpet

Bedroom 3

2.41m x 2.13m (7' 11" x 7' 0") Double glazed window to front, radiator

Bathroom

2.44m x 2.36m (8' 0" x 7' 9") Double glazed window to rear, double glazed window to side, panelled bath with chrome mixer tap/shower attachment, low level w.c., pedestal wash hand basin with chrome mixer tap, radiator, tiled walls, spotlights, access to loft, extractor fan

Outside

Garage

5.23m x 2.57m (17' 2" x 8' 5") Up and over door to front, double timber doors to rear, power and light

Rear Garden

140' 0" (42.67m) Paved patio, steps to lawn area, mature tree and shrubs, flower beds, timber shed, apple tree, side access, doors to garage

Front Garden

Off street parking and lawn area

Additional Information

Council Tax

London Borough of Bromley - Band E