### West Wickham Office

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📀 318 Pickhurst Lane, West Wickham, BR4 OHT

020 8460 7252

ngley Park

westwickham@proctors.london



Current Pot

84

Energy Efficiency Rating

Very energy efficient - lower running costs

C

Not energy efficient - higher running costs

England, Scotland & Wales

D

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F

G

EU Directive 2002/91/EC

A B

(92+)

(69-80)

(55-68)

(39-54) (21-38)

# West Wickham Office

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   **2** 020 8460 7252
- westwickham@proctors.london

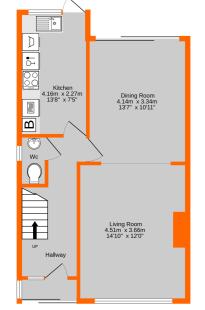




Viewing by appointment with our West Wickham Office - 020 8460 7252

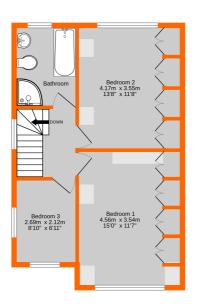
# 73 The Avenue, West Wickham, Kent BR4 OEE £725,000 Freehold

- Three Bedroom Semi Detached.
  Family Bathroom With Separate Shower.
  0.8 Mile West Wickham Station.
- Two Reception Rooms.



W Way

Ground Floor 51.2 sq.m. (552 sq.ft.) appr



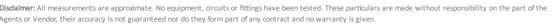
1st Floor 48.1 sq.m. (517 sq.ft.) app

Pickhurst

Garage 10.0 sq.m. (108 sq.ft.) approx.

Storage Garage 4.09m x 2.37m 13'5" x 7'9"

Storage Garage Sq.M Not Included In Total Approx. Floor Area TOTAL FLOOR AREA : 99.3 sq.m. (1069 sq.ft.) approx. Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropic V2025



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. For further details please visit our website - www.proctors.london



# www.proctors.london

George Proctor & Partners trading as Proctors

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Modern Kitchen.

Off Street Parking Two Cars.

Convenient Pickhurst and Langley Schools.

Extension Potential S.T.P.P.

# **PROCTORS**

# 73 The Avenue, West Wickham, Kent BR4 OEE

This three bedroom semi detached house has been loved by it's current owners for close to fifty years and is now ready for a new family to enjoy. With an ATTRACTIVE 94' GARDEN and in a convenient position for popular local schools, including PICKHURST and HAWES DOWN INFANT and JUNIORS and LANGLEY PARK SECONDARY and about 0.7 of a mile from West Wickham station, this property has two reception rooms, cloakroom and contemporary kitchen with white gloss units and quartz work surfaces, integrated appliances including Bosch wall oven and microwave and Siemens dishwasher. Two of the bedrooms are doubles, both of which have built in wardrobes and the family bathroom has a separate shower, low level w.c, and heated towel rail. The rear garden has a block paviour terrace and is mainly laid to lawn and has an array of mature shrubs with flower borders and there is a separate storage garage, as well as off street parking at the front of property for two cars and extension potential subject to the usual consents.

#### 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 one mile 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.











# **First Floor**

#### **Entrance Porch**

**Ground Floor** 

Double glazed leaded light window and sliding door, UPVC front door and window

#### Hallway

5.02m x 1.97m (16' 6" x 6' 6") Double radiator, engineered oak wood flooring, dado rail, understairs cupboard housing the gas and electric meters

#### Cloakroom

1.39m x 0.79m (4' 7" x 2' 7") Double glazed window to side, low level w.c., ceramic sink with chrome mixer tap and cupboard beneath, part tiled walls and floor

#### Living Room

4.51m x 3.66m into alcove (14' 10" x 12' 0") Double glazed window to front, double radiator, dado rails, feature fireplace with coal effect gas fire with marble surround and hearth, archway to:

#### **Dining Room**

4.14m x 3.34m (13' 7" x 10' 11") Double glazed sliding doors to rear, double radiator, dado rail

#### Kitchen

4.16m x 2.27m (13' 8" x 7' 5") Double glazed door and window to rear, range of gloss white base and wall units with quartz work surface over, eye level Bosch stainless steel wall oven and microwave, integrated fridge and Bosch freezer, Bosch washing machine and CDA tumble dryer, integrated Siemens dishwasher, Bosch induction hob with extractor fan over, cupboard housing Worcester Bosch boiler, ceramic 1 1/2 bowl sink and drainer with chrome mixer tap, tiled flooring

#### Landing

Double glazed window to side, dado rail

#### Bedroom 1

glazed window to front, double radiator, built in wardrobes, chest of three drawers and dressing table, built in headboard with five drawer unit either-side

#### Bedroom 2

4.17m x 3.55m (13' 8" x 11' 8") Double glazed window to rear, double radiator, range of built in wardrobes with seven doors, built in headboard with three drawers either-side

#### Bedroom 3

2.69m x 2.12m (8' 10" x 6' 11") Double glazed windows to side and rear, double radiator

#### Bathroom

2.65m x 2.09m (8' 8" x 6' 10") Double glazed window to rear, white panelled bath with chrome hand shower, low level w.c., built in sink with three cupboards below and laminate work surface over, shower cubicle with chrome shower head, chrome heated towel rail, tiled walls and flooring

## Outside

#### Front Garden

Off street parking for two cars, flower beds

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#### **Rear Garden**

28.66m x 8.06m (94' 0" x 26' 5") Block pavior terrace with steps to side and down to large lawn with flower beds and mature shrub borders, outside tap, wooden gate to front

#### Storage Garage To Side

4.09m x 2.37m (13' 5" x 7' 9") Up and over door, light and

# **Additional Information**

#### **Council Tax**

London Borough of Bromley - Band E. 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

4.56m x 3.54m into wardrobes (15' 0" x 11' 7") Double