

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

## 73 The Avenue, West Wickham, Kent BR4 0EE

### £725,000 Freehold

- Three Bedroom Semi Detached.
- Family Bathroom With Separate Shower.
- 0.8 Mile West Wickham Station.
- Two Reception Rooms.
- Modern Kitchen.
- Off Street Parking Two Cars.
- Convenient Pickhurst and Langley Schools.
- Extension Potential S.T.P.P.

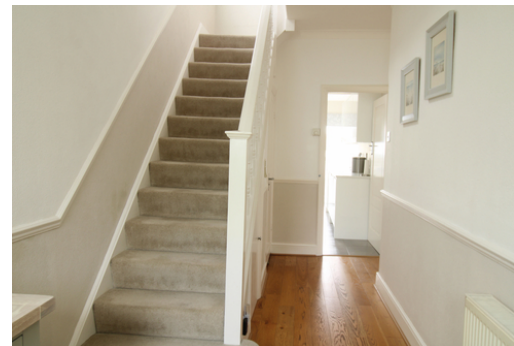


## 73 The Avenue, West Wickham, Kent BR4 0EE

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.



### Ground Floor

#### Entrance Porch

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

### First Floor

#### Landing

Double glazed window to side, dado rail

#### Bedroom 1

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

### 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 power

### Additional Information

#### Council Tax

London Borough of Bromley - Band E. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)