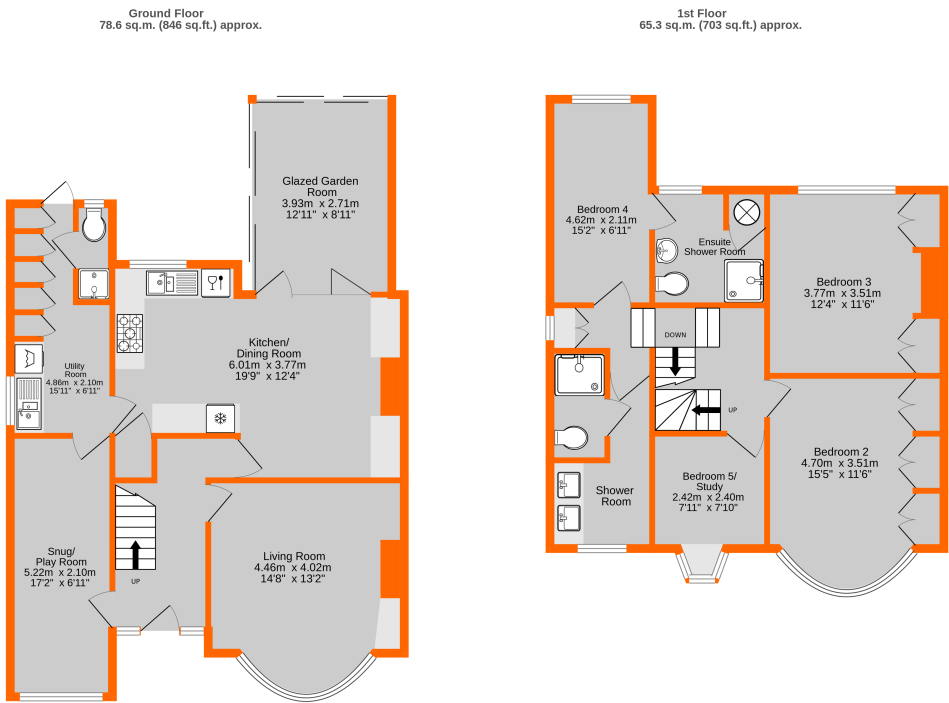
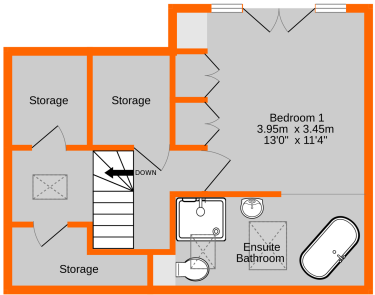


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 184.0 sq.m. (1980 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



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

## 233 Pickhurst Rise, West Wickham, Kent BR4 0AQ

### £995,000 Freehold

- Substantial Five Bedroom Semi Detached.
- Living Room & Snug/Play Room.
- Glazed Garden Room Overlooking Garden.
- Short Walk Popular Pickhurst Schools.
- Accommodation Over Three Floors.
- Reappointed Kitchen/Dining Room.
- Four Bath or Shower Rooms.
- Attractive Landscaped 91' x 32' Garden.

**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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233 Pickhurst Rise, West Wickham, Kent BR4 0AQ

Substantial, beautifully presented five bedroom double fronted semi detached family home, extended by the present owners, with a generous loft conversion, which provides the main bedroom with double doors and distant views towards Crystal Palace and a white en suite bathroom, with a freestanding bath and tiled shower. Delightful living room with pebble effect gas fire and snug/play room off the hallway. Kitchen/dining room with double glazed bi folding doors to the glazed garden room, which overlooks the attractive garden and enjoys the afternoon and evening sun. Re-appointed kitchen with fitted units and drawers, quartz stone work surfaces and integrated appliances. Good size utility room and white suite shower room to ground floor. Four bedrooms to the first floor and two white shower rooms (one en-suite). Landscaped 91' x 32' rear garden with an Indian Sandstone paved terrace and steps down to the garden with two areas of lawn, various established shrub borders and trees and a path leading to two timber sheds and the games room. Crazy paved hardstanding to the front for four vehicles.

Location

Pickhurst Rise runs between Pickhurst Lane and Red Lodge Road and if approaching from Pickhurst Lane, this property is on the right hand side. Local schools include the sought after Pickhurst and Hawes Down Infant and Junior Schools, Hayes and Langley Park Secondary schools. West Wickham station is about 0.7 of a mile away. West Wickham High Street with a range of shops including a Sainsbury's and Marks and Spencer supermarkets, various restaurants and coffee shops is about 1.1 miles away. Bus services pass along Pickhurst Lane. Hayes Station and shops in Station Approach are about 0.8 of a mile away. Bromley High Street with The Glades Shopping Centre and Bromley South Station is about 1.8 miles away. Pickhurst Recreation Ground and Cupola Wood can be accessed off Pickhurst Lane.



Ground Floor

Entrance

Via covered porch with tiled floor, light, part double glazed front door to:

Hallway

4.04m x 1.91m (13' 3" x 6' 3") Understairs cupboard housing the electric meter and consumer unit, cornice, column radiator, wooden floor

Living Room

4.46m into bay x 4.02m into alcoves (14' 8" x 13' 2") Double glazed front bay window, radiator with cover, pebble effect gas fire in a raised recess with a limestone fire surround, low level double cupboard to one alcove, cornice, wooden floor

Snug/Play Room

5.22m x 2.10m (17' 2" x 6' 11") Double glazed front window, column style radiator, door to utility room

Utliity Room

4.86m x 2.10m reducing to 1.18m including cupboards (3' 10") (15' 11" x 6' 11") Double glazed side window, double glazed door to garden, appointed with white wall and base units plus a range of five tall fitted units each having two doors to one wall, granite effect 1 1/2 sink and drainer with a chrome mixer tap, granite work top, tiled floor, chrome column style upright radiator, chrome ceiling downlights, space for American style fridge/freezer, plumbing/space for washing machine, part glazed door to kitchen, door to:

Shower Room

2.41m x 0.77m (7' 11" x 2' 6") Double glazed rear window, white concealed cistern low level wc., tiled shower with a chrome shower, hand shower and controls, white shower tray and glass door, tiled floor, chrome ladder style radiator, chrome ceiling downlights

Kitchen/Dining Room

6.01m reducing to 3.51m into alcoves (11' 6") x 3.77m (19' 9" x 12' 4") Double glazed rear window, range of putty coloured fitted wall and base units and drawers, pull out larder unit, quartz stone work surfaces, stainless steel 1 1/2 sink and a drainer cut into the work surface, mixer tap, space for range style oven with a glass/stainless steel extractor canopy above, Baumatic coffee maker, built in Neff fridge/freezer, built in Frenzi dishwasher, under stairs storage cupboard, wall unit housing the Worcester boiler, Moduloo lay red wood plank Midland Oak wood flooring extending to: Dining Area: radiator with cover, double glazed bi folding doors to garden room, two ceiling downlights, further base units and drawers with quartz stone work surface over to alcoves

Glazed Garden Room

3.93m x 2.71m (12' 11" x 8' 11") Indian Sandstone floor, four sliding glass doors to two sides, electric Black and Decker heater

First Floor

Landing

Split landing either side of staircase, double glazed side window with double storage cupboard beneath, staircase to second floor

Bedroom 2

4.7m into bay x 3.51m into wardrobes (15' 5" x 11' 6") Double glazed front bay window, radiator with cover, three white double fitted wardrobes with high level double cupboards above to one wall

Bedroom 3

3.77m x 3.51m (12' 4" x 11' 6") Double glazed rear window, radiator with cover, wood effect laminate flooring, wood effect double wardrobe to each alcove with a double and single high level cupboard in between

Bedroom 4

4.62m x 2.11m (15' 2" x 6' 11") Double glazed rear window, column style double radiator, shelving to recess, door to:

En Suite Shower Room

2.49m x 2.42m (8' 2" x 7' 11") Double glazed rear window, chrome column style upright radiator, white low level wc. and wash basin with a chrome mixer tap having a double cupboard beneath, cupboard housing the Megaflo hot water tank, tiled shower with a sliding door, chrome shower, hand shower, controls and white shower tray.

Bedroom 5/Study

2.42m x 2.40m (7' 11" x 7' 10") Double glazed front oriel bay window with a deep sill, radiator, wood effect laminate flooring

Shower Room 2

3.37m x 2.07m reducing to 0.93m (3' 1") (11' 1" x 6' 9") Double glazed front window, upright column style radiator with a mirror, tiled floor, twin sinks both having a chrome mixer tap and four drawers beneath, chrome ceiling downlights, door to: Shower Room 2.31m x 0.98m (7' 7" x 3' 3") Chrome ladder style radiator, concealed cistern low level wc., tiled floor, tiled shower with a sliding door, white shower tray, shower and hand shower, extractor fan, two chrome ceiling downlights

Second Floor

Second Floor Landing

Double glazed side Velux window with two doors to eaves storage cupboards, further eaves storage cupboard

Bedroom 1

3.45m x 3.36m (11' 4" x 11' 0") plus wardrobes 0.59m deep (1' 11") Double glazed double doors and windows to rear with a glass Juliette balcony, two white double fitted wardrobes with two drawers beneath and shelving to one end, chrome upright radiator, opening to:

En Suite Bathroom

4.29m x 2.09m (14' 1" x 6' 10") Two double glazed front Velux windows, white concealed cistern low level wc., white wash basin with a chrome mixer tap and a double cupboard beneath, freestanding bath with a freestanding chrome mixer tap and hand shower, tiled floor, chrome column style radiator, tiled shower with a shower and hand shower, white shower tray and sliding door

Outside

Rear Garden

27.84m x 9.74m (91' x 32') Indian Sandstone raised terrace with two sets of steps down to the garden, side access with three storage access doors beneath the house, side access gate, pond, Indian Sandstone path leading down the garden, outdoor pizza oven, two lawn areas, power points and outside tap, two timber sheds, established shrub borders and trees, bamboo, Games Room: 5.29m x 3.30m (17' 4" x 10' 10") Part double glazed double doors and double glazed front and side windows, light and power points

Front Garden

Crazy paved parking for four vehicles, shrub borders

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

