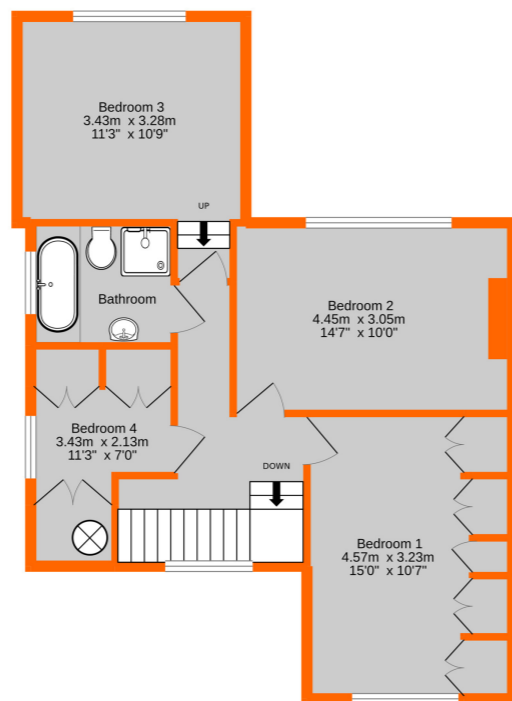
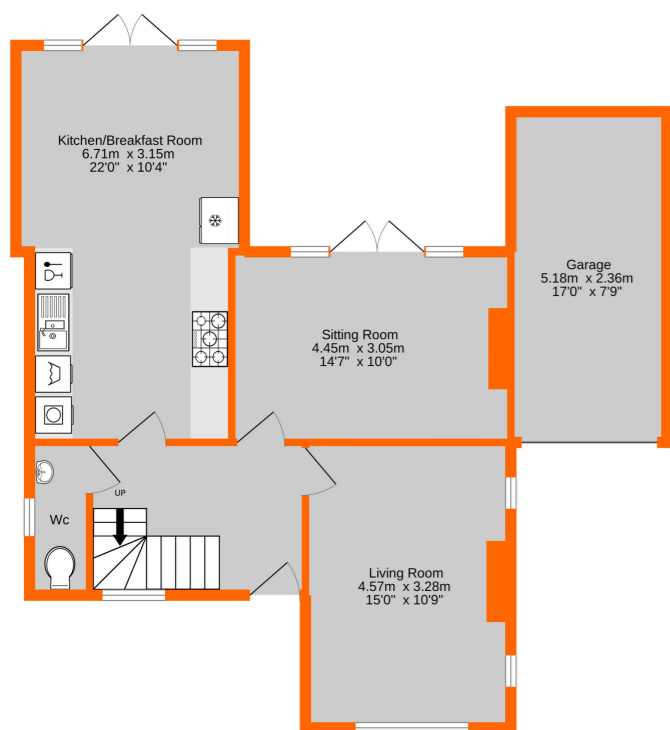


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor



Garage Sq.M Not Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 121.4 sq.m. (1307 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2022



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

280 Pickhurst Lane, West Wickham, Kent BR4 0HT

£865,000 Freehold

- Four Bedroom Detached Home.
- 22' Kitchen/Breakfast Room.
- Garage & Parking 3/4 Cars.
- Short Walk Pickhurst Schools.
- Two Delightful Reception Rooms.
- Bathroom With Bath & Shower.
- 1.1 Mile Bromley High Street.
- 103' x 41' Rear 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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280 Pickhurst Lane, West Wickham, Kent BR4 0HT

A CHARMING, EXTENDED four bedroom detached family home, in a convenient location for PICKHURST INFANT and JUNIOR and LANGLEY PARK SECONDARY SCHOOLS and about 1.1 of a mile from Bromley South station and High Street. Two delightful reception rooms, both having parquet flooring, which extends to the hallway. Extended 22' kitchen/breakfast room appointed with cream Shaker style fitted units and drawers, wood strip work surfaces and having double glazed doors leading to the garden. Off the hallway is the white suite cloakroom and the bathroom is appointed with a white suite, having a double ended bath and shower with a chrome shower. Bedrooms one and four have wood effect fitted wardrobes and bedroom four is currently a dressing room. Gas fired heating with radiators and double glazing. About 103' rear garden, laid mainly to lawn with a paved terrace, various shrubs and trees. Garage approached via a Tarmac driveway providing parking for three/four cars.

Location

This property is in the slip road off Pickhurst Lane, between Westmoreland Road and Brambledown Close. Local schools include the sought after Pickhurst and Highfield Infant and Junior schools and Langley Park Secondary schools. There are local shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Pickhurst Lane and Westmoreland Road, with routes to Bromley High Street with The Glades Shopping Centre and Bromley South Station, which is about 1.1 miles away.



Ground Floor

Entrance Porch

Wide covered porch with a tiled floor and front door to:

Hallway

11' 5" x 7' 9" reducing to 1.42m x 4' 8" (3.48m x 2.36m) Column radiator, parquet flooring. Fuse box, gas and electric meters to understairs storage cupboard, double glazed leaded light front window over staircase

Cloakroom

6' 4" x 2' 8" (1.93m x 0.81m) Shelved double cupboard, double glazed side window, white low level w.c. and wash basin with a chrome mixer tap having a white double cupboard beneath, white ladder style radiator, Karndean flooring

Living Room

15' 0" x 10' 9" (4.57m x 3.28m) Coal effect gas fire in a cast iron fireplace with a wooden fire surround and granite hearth, two double glazed leaded light side windows, parquet flooring, column radiator, coving, double glazed front window

Sitting Room

14' 7" x 10' 0" (4.45m x 3.05m) Double glazed doors and window to rear, parquet flooring, coving, painted brick/tiled fireplace with an open hearth, black upright radiator

Kitchen/Breakfast Room

22' 0" x 10' 4" widening to 3.43m x 11' 3" (6.71m x 3.15m) Appointed with cream shaker style wall and base units and drawers, wood strip work surfaces, double base unit housing space/plumbing for washing machine and tumble dryer, white 1 1/2 ceramic sink and drainer with a chrome mixer tap, space for range style oven with a stainless steel/glass extractor canopy above, space for American style fridge/freezer, plumbing/space for dishwasher, radiator, ceiling downlights, double glazed doors and windows to rear, upright radiator, concealed lighting beneath wall units and wall tiling between work surfaces and wall units, Karndean flooring

First Floor

Landing

Double glazed leaded light front window, radiator, access to loft with boarding and light

Bedroom 1

15' 0" x 10' 7" into wardrobes and alcoves (4.57m x 3.23m) Double glazed front window, four double and a single shelved wood effect fitted wardrobes, radiator, coving

Bedroom 2

14' 7" x 10' 0" (4.45m x 3.05m) Double glazed rear window, radiator, coving

Bedroom 3

11' 3" x 10' 9" (3.43m x 3.28m) Rear dormer window, radiator, wood effect laminate flooring

Bedroom 4

11' 3" including wardrobes reducing to 2.06m x 6' 9" plus wardrobes x 7' 0" (3.43m x 2.13m) L shape room with double glazed side window, two double wood effect wardrobes, double wood effect wardrobe housing hot water tank and the Glow Worm boiler, radiator

Bathroom

7' 6" x 6' 5" (2.29m x 1.96m) Double glazed side window, chrome ladder style radiator, double ended bath with a chrome mixer tap/hand shower, low level w.c. and pedestal wash hand basin with a chrome mixer tap, shower with a chrome shower, glass door, screen and white shower tray, tiled floor and walls, chrome ceiling downlights, underfloor heating

Outside

Rear Garden

103' x 41' (31.39m x 12.50m) Paved terrace with steps down to garden, laid mainly to lawn, shrub borders, apple trees, shed, side access with two gates and outside tap

Front Garden

Tarmac drive for three/four cars, lawn area

Garage

17' 0" x 7' 9" (5.18m x 2.36m) Up and over door, light, power points

Council Tax

London Borough of Bromley - Band F