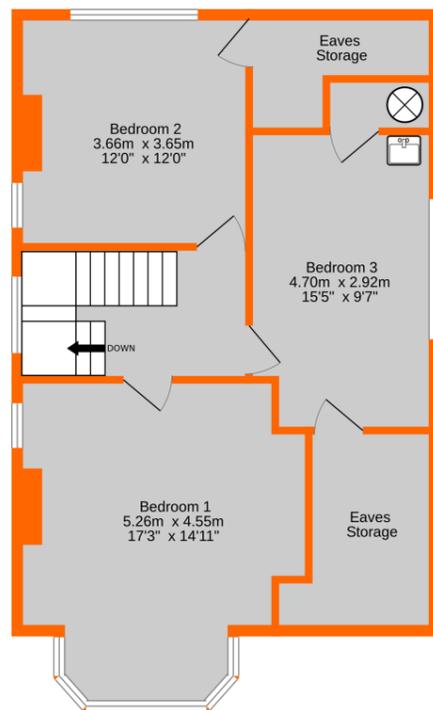
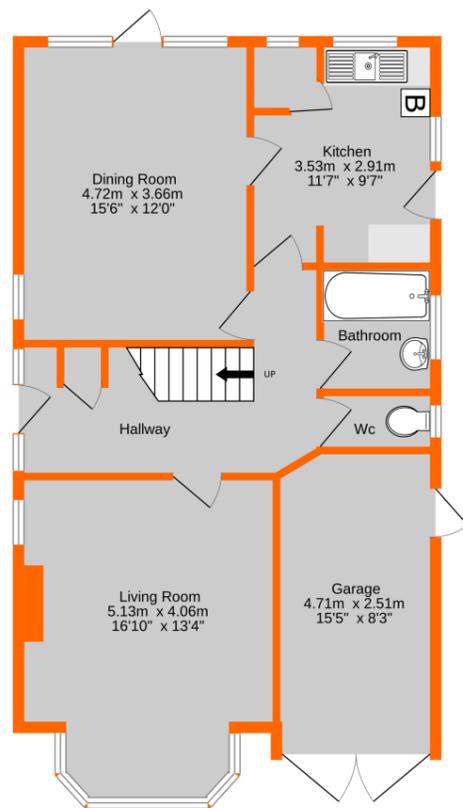


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
62.4 sq.m. (672 sq.ft.) approx.

1st Floor
65.8 sq.m. (708 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 128.2 sq.m. (1380 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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for 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.
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Viewing by appointment with our West Wickham Office - 020 8460 7252

291 Pickhurst Lane, West Wickham, Kent BR4 0HW

£750,000 Freehold

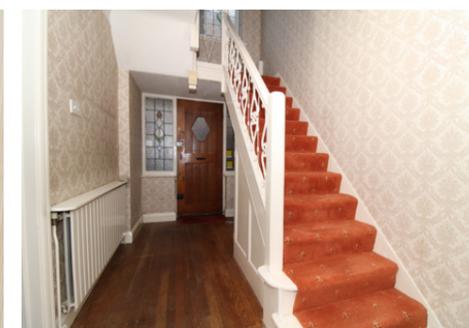
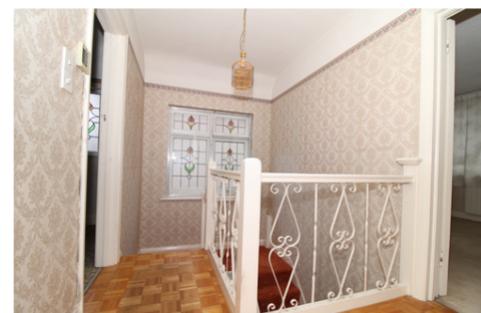
- Detached 1930's.
- Off-Street Parking & Garage.
- Generous Accommodation.
- Three Double Bedrooms.
- Offered Chain Free.
- Larger Than Average Garden.
- Potential to Extend.
- Convenient For Local Schools.

291 Pickhurst Lane, West Wickham, Kent BR4 0HW

Chain free 1930's detached three double bedroom family home offering light and spacious living accommodation, just a short walk to local schools. The property comprises; entrance hall with original stained glass windows, two generous reception rooms and fitted kitchen which overlooks the rear garden and a cloakroom. Upstairs all three bedrooms are double rooms with bedroom two having a large walk in storage cupboard. White suite family bathroom. Externally the larger than average T shape south westerly facing rear garden is mainly laid to lawn with trees and shrubs, patio and summerhouse. To the front there is off-street parking for several cars and a driveway leading to the integral garage. This property is located close by local shops, bus routes to and from Bromley High Streets. Pickhurst Primary and Langley Girls and Boys Schools are within the vicinity.

Location

The property is located on Pickhurst Lane near to its junction with The Avenue. Local schools including the sought after Pickhurst Infant and Junior schools and the ever popular Langley Park secondary schools are less than 1 mile away. There are shops at the junction of Westmoreland Road and Pickhurst lane. Regular bus services pass along Pickhurst Lane and Westmoreland Road including the new Superloop bus connecting Bromley and Croydon. Bromley High Street is approx. 1.1 miles away with the Glades Shopping Centre, Churchill theatre and Bromley South Station with fast services to central London.



Ground Floor

Hallway

Oak glazed door, stained glass side windows, wood stripe flooring, radiator, cloaks cupboard, understairs storage cupboard

Living Room

5.12m x 4.07m (16' 10" x 13' 4") Double glazed leaded light bay window to front, coved cornice, stained glass window to side, double radiator, tiled inserts and wooden fire surround (gas disconnected), wood strip flooring

Dining Room

4.73m x 3.65m (15' 6" x 12' 0") Double glazed door and double glazed leaded light side windows to rear, stained glass window to side, radiator, wood strip flooring, tiled inserts and wooden fire surround (gas disconnected), wall light

Kitchen

3.53m x 3.01m (11' 7" x 9' 11") Double glazed window to rear, double glazed window and door to side, range of fitted wall and base units, stainless steel sink with a chrome tap, wall mounted Potterton boiler, radiator, space/plumbing for washing machine, space for gas cooker, radiator, wood strip flooring, wall light, pantry cupboard with double glazed window to rear, high level storage cupboard

Bathroom

1.85m x 1.85m (6' 1" x 6' 1") Double glazed leaded light window to side, panelled bath with chrome mixer tap/shower attachment, pedestal wash hand basin with chrome taps, radiator, wall mounted electric shower, tiled walls, wooden strip flooring

First Floor

Landing

Stained glass leaded light window to side, wooden flooring, access to loft with pull down ladder

Bedroom 1

5.27m x 4.55m (17' 3" x 14' 11") Double glazed leaded light bay window to front, stained glass leaded light window to side, tiled fireplace, wall lights, radiator

Bedroom 2

3.67m x 3.66m (12' 0" x 12' 0") Double glazed window to rear, stained glass leaded light window to side, radiator, walk in storage cupboard

Bedroom 3

4.70m x 2.92m (15' 5" x 9' 7") Double glazed leaded light window to side, radiator, wash basin with chrome taps, large eaves cupboard, built in airing cupboard housing the hot water cylinder, storage

Outside

Garage

4.89m x 2.53m (16' 1" x 8' 4") Timber doors, gas meter, electric fuse board, double glazed door to garden

Rear Garden

33.22m x 9.68m (109' 0" x 31' 9") and 86' 0" x 20' 0" (26.21m x 6.10m) Larger than average T shaped garden, paved patio area, side access, fenced, mainly laid to lawn with path to rear garden, outside storage cupboards, second side access, summerhouse, fruit trees, mature shrubs, sun blind, greenhouse, shed, vegetable garden

Front Garden

Off street parking for two cars

Additional Information

Council Tax

London Borough of Bromley - Band F