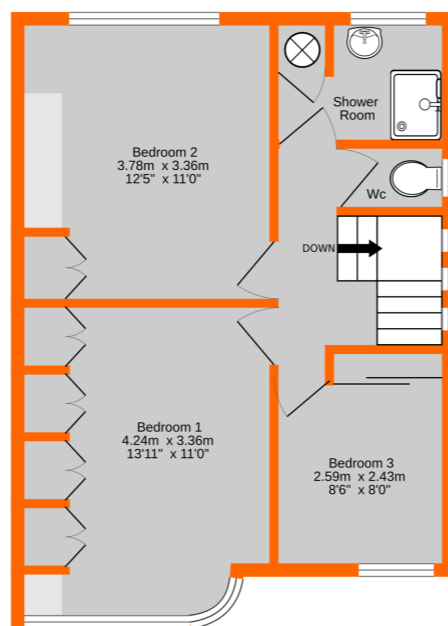
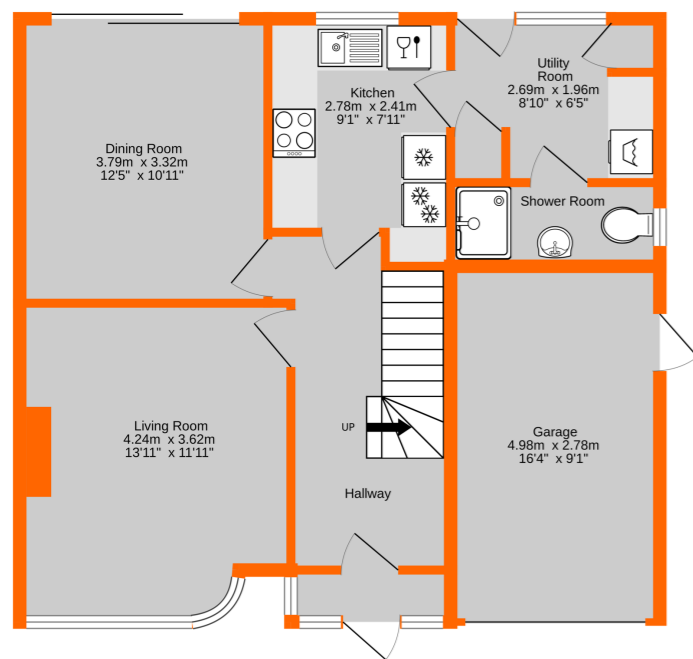


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Ground Floor
54.4 sq.m. (586 sq.ft.) approx.

1st Floor
44.2 sq.m. (475 sq.ft.) approx.



Garage Sq.M Not Area Included In Total Approx. Floor
TOTAL FLOOR AREA : 98.6 sq.m. (1061 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

8 Goodhart Way, West Wickham, Kent BR4 0ES

Chain Free £630,000 Freehold

- Three Bedroom Semi Detached.
- Kitchen & Separate Utility.
- Extension Potential S.T.P.P.
- Requiring Some Modernisation.
- Two Reception Rooms.
- Two White Suite Shower Rooms.
- 0.6 Mile West Wickham Station.
- Convenient Number Local Schools.

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

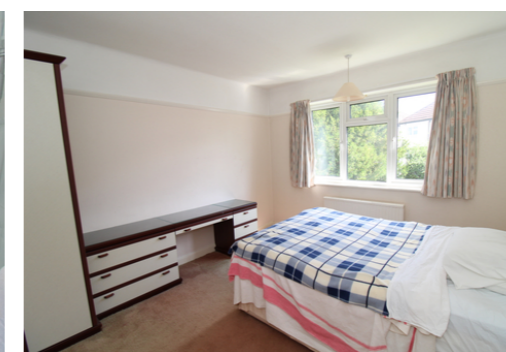


8 Goodhart Way, West Wickham, Kent BR4 0ES

Chain Free three bedroom semi detached house in a convenient location for a number of sought after local schools including Pickhurst and Hawes Down Infant and Juniors and Langley Park Secondary schools. West Wickham Station is about 0.6 of a mile away. Off the hallway are the two reception rooms and the kitchen and off the kitchen is the utility room, which has a door to the white suite shower room. Three bedrooms with fitted or built in wardrobes, white suite shower room and separate w.c.. Views from the two front bedrooms over Langley Park golf course in the winter months. Gas fired heating with radiators via a Potterton Promax boiler and double glazing. Attached garage with an up and over door and crazy paved driveway for two cars. The 33' x 25' garden has a lawn area and side access to the garage. This property requires some modernisation and has further extension potential, subject to the necessary planning consents.

Location

Goodhart Way runs between The Avenue and Pickhurst Lane and if approaching Goodhart Way from The Avenue, the property is on the right hand side. Local schools include the sought after Pickhurst and Hawes Down Infant and Junior schools and Langley Park Secondary schools. West Wickham station and shops in Red Lodge Road are about 0.6 of a mile away. West Wickham High Street with a further range of shops, including a Sainsbury's and Marks and Spencer supermarkets, various restaurants and coffee shops are about one mile away. Bus services pass along The Avenue. Bromley High Street is about 1.6 miles away with The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London.



Ground Floor

Entrance

Via enclosed porch with part double glazed front door, double glazed side and front windows, tiled floor and double glazed front door to:

Hallway

4.46m x 2.12m (14' 8" x 6' 11") Covings, staircase to first floor with under stairs storage cupboard with light housing the electric meter and consumer unit, double radiator

Living Room

4.24m into bay x 3.62m into alcoves (13' 11" x 11' 11") Double glazed front bay window, double radiator, wood effect laminate flooring, coving, pebble effect electric fire

Dining Room

3.79m x 3.32m (12' 5" x 10' 11") Covings, wood effect laminate flooring, two double radiators, double glazed patio doors to rear

Kitchen

2.78m x 2.41m (9' 1" x 7' 11") Double glazed rear window, appointed with wall and base units and drawers, granite effect work surfaces, space for oven with an Elica extractor unit above, plumbing/space for dishwasher, stainless steel sink and drainer with a chrome mixer tap, wall mounted Potterton Promax SL boiler, space for fridge and freezer beneath work surface, tiled walls, door to:

Utility Room

2.69m x 1.96m (8' 10" x 6' 5") Double glazed rear window and part double glazed door to garden, radiator, wall and base cupboard and drawer, laminate work surface, plumbing/space for washing machine, two tall units with two doors, coving, door to:

Shower Room

2.70m x 1m (8' 10" x 3' 3") Double glazed side window, white suite of low level w.c., pedestal wash basin with a mixer tap, double radiator, tiled walls, Dimplex warm air heater, tiled shower with a Triton T80 shower, white shower tray and sliding/folding door

First Floor

Landing

3.04m x 1m (10' 0" x 3' 3") Three double glazed side windows, coving, access to loft via wooden ladder with light and insulation

Bedroom 1

4.24m into bay x 3.36m into wardrobes (13' 11" x 11' 0") Double glazed front bay window, double radiator, coving, four double fitted wardrobes to one wall with one double wardrobe having three drawers beneath, matching five drawer chest of drawers

Bedroom 2

3.78m x 3.36m including wardrobe (12' 5" x 11' 0") Double glazed rear window, double radiator, picture rail, double fitted wardrobe and dressing table with seven drawers

Bedroom 3

2.59m plus wardrobe x 2.43m (8' 6" x 8' 0") Double glazed front window, picture rail, double radiator, built in wardrobe with high level storage cupboard above having sliding doors

Shower Room

2.4m x 1.64m (7' 10" x 5' 5") Double glazed rear window, tiled walls, airing cupboard housing hot water tank with slatted shelves and high level storage cupboard above, white wash basin with a chrome mixer tap having a double cupboard beneath, tiled shower with a chrome Aqualisa shower, sliding door and white shower tray, double radiator

Separate W.C.

1.37m x 0.76m (4' 6" x 2' 6") Low level w.c., double glazed side window, part tiled walls

Outside

Front Garden

Lawn area, front hedge, crazy paved driveway for two cars

Rear Garden

10.23m x 7.82m (33' x 25') Lawn area, shrub border, crazy paved path to rear of house, concrete path to side of house with gate to front garden and part double glazed door to:

Garage

4.98m x 2.78m (16' 4" x 9' 1") Up and over door, power points, strip light, part double glazed side door

Additional Information

Council Tax

London Borough of Bromley - Band E