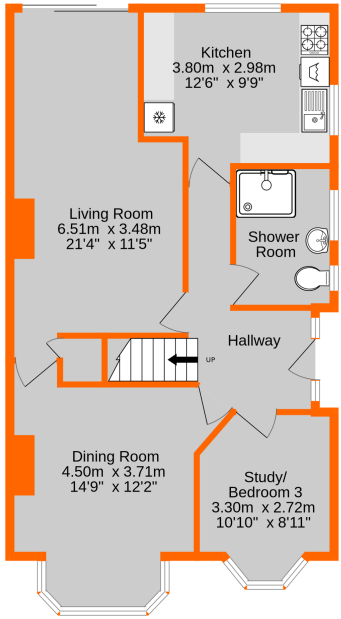
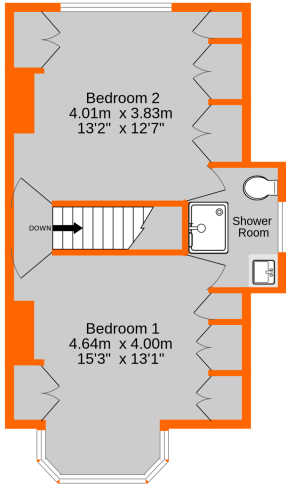


Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 114.0 sq.m. (1227 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



1st Floor
42.4 sq.m. (456 sq.ft.) approx.



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

36 Windermere Road, West Wickham, Kent BR4 9AW

Chain Free £640,000 Freehold

- Chalet Style Semi Detached Home.
- Extended 21' 4" Living Room.
- Kitchen & White Shower Room.
- Convenient Number Local Schools.
- Two/Three Bedrooms.
- Dining Room & Study/Bedroom 3.
- Jack & Jill En Suite Shower Room.
- Long 178' 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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee 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



36 Windermere Road, West Wickham, Kent BR4 9AW

CHAIN FREE two/three bedroom chalet style semi detached family home, in a convenient location for a number of sought after schools, about 0.8 of a mile from Hayes station and West Wickham High Street. Two reception rooms including the extended 21' 4" living room with double glazed patio doors to the garden, kitchen with cream painted units and white suite shower room with a Mira Sport shower off the hallway. Third bedroom/study to the ground floor and the two double bedrooms to the first floor, have wardrobes cupboards and a Jack and Jill en suite shower room. Gas fired heating with radiators via a Worcester boiler and double glazing. Garage to the side and rear of the house, via a crazy paved driveway for three vehicles. The long 178' rear garden, has two lawn areas, various established shrubs and trees including a Magnolia and Acer. Requiring modernisation including reappointing the kitchen, Jack and Jill shower room, redecorating the property and possibly updating the double glazing. Great extension potential, subject to the necessary planning consents.

Location

Windermere Road is off Hawes Lane. Local schools include the sought after Hawes Down Infant and Juniors, Wickham Common Primary and Hayes Secondary school. Bus services pass along Addington Road. West Wickham station is about 1 mile away and West Wickham High Street with a range of shops, restaurants and coffee shops is about 0.8 of a mile away. Hayes Station and shops in Station Approach are about 0.8 of a mile away. Bromley High Street is about 2.7 miles away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. Sparrows Den can be accessed off Corkscrew Hill and Hayes Common can be accessed off Gates Green Road.



Ground Floor

Entrance

Via front door to side of house to:

Hallway

4.49m reducing to 2.07m (6' 9") x 2.47m (14' 9" x 8' 1")
Radiator, picture rail, staircase to first floor

Living Room

6.51m x 3.48m into alcoves reducing to 2.48m (8' 2") (21' 4" x 11' 5") Double glazed patio doors to garden, double and single radiator, coal effect electric fire (not tested) in a raised recess, under stairs cupboard with a light housing the gas and electric meters and consumer unit

Dining Room

4.5m into bay x 3.71m into alcoves (14' 9" x 12' 2") Double glazed front bay window, two double radiators, stone fire surround

Study/Bedroom 3

3.3m into bay x 2.72m (10' 10" x 8' 11") Double radiator, double glazed front bay window

Kitchen

3.80m x 2.98m plus door recess (12' 6" x 9' 9") Double glazed rear and side window, cream painted wall and base units and drawers, tiled work surfaces, stainless steel sink and drainer, wall mounted Worcester boiler, space for oven, plumbing/space for washing machine, double radiator, tiled walls, raised recess for fridge/freezer

Shower Room

2.82m x 1.74m (9' 3" x 5' 9") Two double glazed side windows, white suite of tiled shower with a Mira Sport shower, white shower tray and two glass screens, chrome towel rail/radiator, white wash basin with a white double cupboard beneath and concealed cistern low level w.c., ceiling downlights, tiled walls, extractor fan

First Floor

Small Landing

Access to loft

Bedroom 1

4.64m into bay x 4.00m into alcove (15' 3" x 13' 1") Plus two double and a single wardrobe to one wall with one double wardrobe having a door to eaves storage with a front (single glazed) round window, further double fitted wardrobe to one alcove, double radiator, double glazed front bay window, coving, door to:

En Suite Shower Room

2.5m x 1.68m (8' 2" x 5' 6") With sloping ceiling to one side, double glazed side dormer window, double radiator, tiled walls, coloured wash basin with a double cupboard beneath and low level w.c., shower with a Mira Sport shower, door to:

Bedroom 2

3.83m x 4.01m into alcove (12' 7" x 13' 2") Plus two double wardrobes and an airing cupboard with a radiator having slatted shelves to one wall, door to eaves storage, double radiator, double glazed rear window, shelved double cupboard with four doors to one alcove, picture rail

Outside

Rear Garden

54.50m x 9.35m (178' x 30') Raised paved terrace with gate to drive and steps down to garden with two lawn areas, established shrub borders and trees including a Magnolia and Acer, crazy paved path to rear section of garden to crazy paved area to rear of the garden, further trees and shrubs

Garage

5.14m x 2.55m (16' 10" x 8' 4") Side door, up and over door, rear window, power points

Front Garden

Crazy paving and shrubs, crazy paved driveway to garage

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