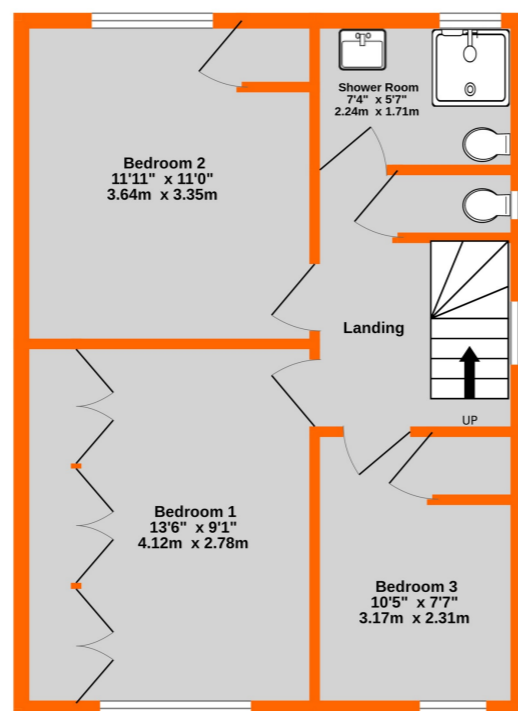
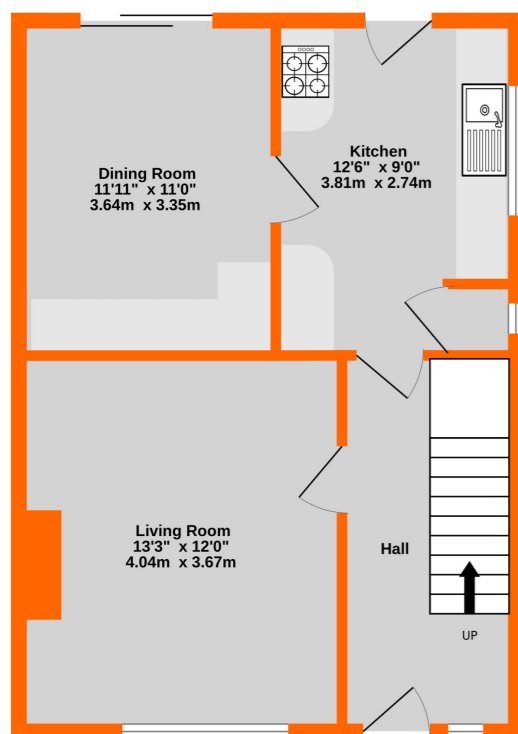


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 994sq.ft. (92.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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Viewing by appointment with our West Wickham Office - 020 8460 7252

29 The Crescent, West Wickham, Kent BR4 0HB

**£680,000 Freehold**

- Three Bedroom Semi Detached.
- Convenient Good Local Schools.
- Off Street Parking 2 Cars.
- Extension Potential S.T P.P.
- Two Reception Rooms.
- Updated Shower Room.
- Family Friendly 118' x 25' Rear Garden.
- Shared Driveway & Garage.



## 29 The Crescent, West Wickham, Kent BR4 0HB

Three bedroom semi detached house in this popular residential road, close to Pickhurst and Langley Park Schools. This family home is about 0.9 of a mile from West Wickham Station and 1.3 miles from Bromley South Station and High Street. To the ground floor there is a living room, kitchen and separate dining room with sliding door out to the good sized garden with patio and expansive lawn area and separate garage. To the first floor there are three bedrooms, two of which are doubles, an updated shower room and separate w.c. The rear garden is approximately 118' long and is mainly laid to lawn with a crazy paved patio. There is a garage to the side of the house, approached via a shared driveway and off street parking for two cars.

### Location

The Crescent is a popular road off Goodhart Way. Local schools include the sought after Pickhurst Infant and Juniors and Langley Park Secondary schools. There are shops at the junction of Westmoreland Road and Pickhurst Lane. West Wickham Station and Leisure Centre (currently being refurbished) are about 0.9 of a mile away. West Wickham High Street with various shops, restaurants and coffee shops is about 1.3 miles away. Bus services pass along Pickhurst Lane and Westmoreland Road. Bromley High Street with a range of amenities including The Glades Shopping Centre and Bromley South Station is about 1.3 miles away.



### Ground Floor

#### Enclosed Porch

Double glazed door to:

#### Hallway

4.29m x 1.97m (14' 1" x 6' 6") Double radiator, oak flooring, understairs cupboard

#### Living Room

4.04m x 3.67m (13' 3" x 12' 0") Oak flooring, brick fireplace, double glazed front window, double radiator

#### Kitchen

3.81m x 2.74m (12' 6" x 9' 0") White fitted wall and base units and drawers, granite effect work surface, built in fridge/freezer (not working), tall pull out larder unit, double glazed side window, white ceramic sink and drainer with a chrome mixer tap, Bosch stainless steel four ring gas hob and Bosch stainless steel electric double oven. Plumbing/space for washing machine. Double glazed rear door to garden. Tiled floor. Cupboard housing the Pro Exclusive combination boiler. Tiled floor

#### Dining Room

3.61m x 3.58m (11' 10" x 11' 9") Further white base units and drawers, granite effect laminate worksurfaces, radiator, tiled floor, double glazed patio doors to rear

### First Floor

#### Landing

Oak flooring, double glazed side window, access to loft

#### Bedroom 1

4.12m x 2.78m (13' 6" x 9' 1") Double glazed front window, radiator, three double wardrobes

#### Bedroom 2

3.64m x 3.35m (11' 11" x 11' 0") Double glazed rear window, radiator, wardrobe cupboard

#### Bedroom 3

3.17m x 2.31m (10' 5" x 7' 7") Double glazed front window, wardrobe cupboard, dado rail, double radiator

#### Separate W.C.

1.38m x 0.77m (4' 6" x 2' 6") Double glazed side window, white low level w.c.

#### Shower Room

2.24m x 1.71m (7' 4" x 5' 7") Double glazed window to rear, white suite of pedestal wash basin, low level w.c. and double fitted shower with a chrome shower head and separate hand shower, white shower tray, sliding door and screens, tiled walls and floor, radiator

### Outside

#### Rear Garden

36m x 7.9m (118' 1" x 25' 11") Crazy paved terrace, laid mainly to lawn, outside tap, side access gate, mature shrubs and trees

#### Front Garden

Crazy paving with off street parking for two cars

#### Garage

Side pedestrian door, up and over door via shared driveway

### Additional Information

#### Council Tax

London Borough of Bromley - Band E

