



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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		41	72
England, Scotland & Wales		EU Directive 2002/91/EC	



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

## 40 Wood Lodge Lane, West Wickham, Kent BR4 9LZ

### £1,190,000 Freehold

- Charming, Unique Detached Family Home.
- 24'6" Living Room With Inglenook.
- Bright Kitchen/Dining Room.
- Delightful 21' Covered Loggia.
- Backing Sparrows Den & Sports Fields.
- Four Double Bedrooms & Two Bathrooms.
- 92' x 62' South Facing Rear Garden.
- Abundance Of Character Throughout.

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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## 40 Wood Lodge Lane, West Wickham, Kent BR4 9LZ

Charming unique four bedroom detached family home, built by the builder of many of the houses in Wood Lodge Lane and Woodland Way for his own occupation. Overlooking Sparrow's Den and playing fields beyond and enjoying an attractive 92' x 62' rear garden. Offering immense character including exposed timbers to some of the ceilings, the staircase within the tower to the first floor and many of the small windows, internal doors and architraves are arched. Triple aspect living room with an Inglenook fireplace and double glazed doors to the delightful covered Loggia. White suite cloakroom, study and utility room. Bright kitchen/dining room with a wide bay with double doors to the paved terrace. Two double bedrooms to the first floor with the main bedroom having fitted wardrobes and a white en suite bathroom. White family bathroom with a bath and shower. Two further double bedrooms to the loft conversion. Gas fired heating with radiators, predominately leaded light double glazing, attached garage and driveway for four vehicles. Mature rear and front gardens laid mainly to lawn, with established shrub/flower borders including Camellias and Rhododendrons.

### Location

Wood Lodge Lane runs between Woodland Way and Corkscrew Hill and there is access from the property to Sparrow's Den with the playing fields beyond and Spring Park Woods. Local schools include Hawes Down Infant and Juniors and Oak Lodge Primary school. West Wickham High Street with a range of shops including a Marks and Spencer and Sainsbury's supermarkets, various restaurants and coffee shops is about 0.5 of a mile away. West Wickham station is about 0.9 of a mile away. There are further shops in Station Road and Glebe Way, West Wickham. Bromley High Street is about 2.9 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 original hardwood front door to

#### Hallway

6.24m x 1.12m (20' 6" x 3' 8") increasing to 3.04m (10' 0") to entrance. Arched leaded light front window, under stairs storage cupboard with light housing gas and electric meters, turned staircase rising within the semi-circular tower to the front of the house with three arched leaded light windows, exposed timbers to part of the ceiling, double radiator, plate rail to part of hallway, shelved storage cupboard with double glazed leaded light window to front

#### Cloakroom

1.67m x 0.87m (5' 6" x 2' 10") Double glazed leaded light front window, white low level wc. and wash basin, radiator

#### Living Room

7.46m (24' 6") into inglenook reducing to 5.23 x 4.52 (17' 2" x 14' 10") L shape with double glazed leaded light windows to front and rear, double glazed leaded light doors to the loggia and garden. Inglenook to one end with two arch leaded light windows, a brick fireplace with tiled canopy and a stone hearth, book shelves either side of the fireplace, exposed beams to ceiling, two double radiators, plate rail

#### Study

3.35 (11') reducing to 2.46 x 2.54 (8' 1" x 8' 4") Double glazed leaded light front window, radiator, high level leaded light window to:

#### Kitchen/Dining Room

Dining Area - 4.72m into bay x 4.47m (15' 6" x 14' 8") Double glazed leaded light double doors and windows to wide bay overlooking rear garden, double radiator, coving, wood effect laminate flooring

Kitchen Area - 3.20m x 1.98m (10' 6" x 6' 6") Range of ivory coloured fitted wall and base units and drawers, beech effect laminate work surface, built in Neff electric oven and Neff gas hob with an extractor unit above, plumbing/space for dishwasher, space for fridge beneath work surface, white inset 1 1/2 sink and drainer with a chrome mixer tap, mosaic style splashback tiling, double glazed leaded light rear window, white ladder style radiator, wood effect laminate flooring, door to:

#### Utility Room

2.59m x 1.75m (8' 6" x 5' 9") Wood effect laminate flooring, matching units to kitchen, beech effect laminate work surface, mosaic style splashback tiling, space for upright fridge/freezer, wall mounted Worcester combination boiler, plumbing/space for washing machine, space for tumble dryer, door to hallway

### First Floor

#### Landing

Double glazed leaded light front window, double radiator, exposed beams to ceiling, staircase to second floor, herringbone brickwork beneath the banister rail

#### Bedroom 1

6.09m x 3.50m (20' x 11' 6") including wardrobes. Four double fitted wardrobes two having mirror fronted doors and a dressing table with seven drawers. Double glazed leaded light front and rear windows, arched leaded light window to side, two double radiators, exposed beams to ceiling, door to:

#### En Suite Bathroom

2.94m x 1.77m (9' 8" x 5' 10") Double glazed leaded light rear window, radiator, white suite of bath with a chrome mixer tap/shower attachment and shower screen, low level wc. and pedestal wash basin, part tiled walls, extractor fan, exposed beams to ceiling

#### Bedroom 2

4.16m x 2.74m (13' 8" x 9') Double glazed leaded light rear window, double radiator

#### Bathroom

2.61m x 1.79m (8' 7" x 5' 10") Double glazed leaded light front and side windows, white bath and pedestal wash basin both having a chrome mixer tap, tiled shower with a white shower tray, chrome shower and hand shower, part tiled walls to three side of the bath, extractor fan, radiator

#### Separate W.C.

1.96m x 1.13m (6' 5" x 3' 8") White low level wc. and wash basin, radiator, storage/linen cupboard

### Second Floor

#### Second Floor Landing

3.86m x 2.69m (Max) (12' 8" x 8' 10") Approached via turned staircase, double glazed leaded light rear window, airing cupboard with radiator

#### Bedroom 3

3.86m including wardrobe x 3.40m (12' 8" x 11' 2") Double glazed leaded light rear window, radiator, double fitted wardrobe with mirror fronted doors

#### Bedroom 4

3.86m including wardrobe x 2.92m (12' 8" x 9' 7") Double glazed leaded light rear window, radiator, double fitted wardrobe

### Outside

#### Rear Garden

28.15m x 19.10m (92' x 62') Charming covered Loggia 6.45 x 1.30m (21' 2" x 4' 3") original quarry tiled floor, exposed ceiling timbers, three steps down to a paved path and more steps to the lawn. Steps from path up to the paved terrace off the dining room, outside storage cupboard. Southerly facing garden with a central lawn with shrubs including Camellias, Magnolia, Hydrangeas, Rhododendrons and a Laurel hedge towards the rear boundary, gate with access to Sparrow's Den and playing fields, storage cupboard to the South East elevation of the house and side access gate to front garden

#### Garage

5.48 x 2.75m (18' x 9') plus a recess to the far end with door to garden, strip light and power points, sliding door to front

#### Front Garden

Tarmac drive for four vehicles leading to the garage, lawn area, shrub/flower borders

### Additional Information

#### Council Tax

London borough of Bromley – Band G. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)