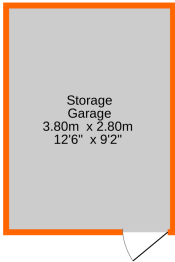


Storage  
Garage  
0.0 sq.m. (0 sq.ft.) approx.

Storage Garage Sq.M Not Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 105.7 sq.m. (1138 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Viewing by appointment with our West Wickham Office - 020 8460 7252

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

### Offers in Excess of £675,000 Freehold

- Three Bedroom Semi Detached.
- 18' 8" Kitchen/Breakfast Room.
- White Bathroom With Bath & Shower.
- Storage Garage & Home Office.
- Convenient Pickhurst & Highfield Schools.
- Living Room & Garden Room.
- 108' Rear Garden.
- Distant Views Towards Crystal Palace.

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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.  
**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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## 25 The Crescent, West Wickham, Kent BR4 0HB

Extended three bedroom semi detached family home, in this popular road and in a convenient location for the SOUGHT AFTER PICKHURST and HIGHFIELD Infant and Juniors and LANGLEY PARK Secondary schools. Living room and white suite cloakroom off the hallway. 18' 8" x 11' 11" kitchen/breakfast room with wooden fronted units and a good range of white tall fitted units to the breakfast area. Extended garden room with a door to the garden plus a home office accessed from the garden. The two larger bedrooms have fitted wardrobes and the white suite bathroom has a bath and tiled shower. The two front bedrooms enjoy FAR REACHING VIEWS towards Crystal Palace. Gas fired heating with radiators and double glazing. 108' rear garden with timber decked terrace on two levels, laid mainly to lawn with a magnolia tree. Storage garage approached via a shared driveway.

### 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

#### Entrance

Via steps up to front door to:

#### Hallway

4.19m x 1.95m including staircase (13' 9" x 6' 5") Double radiator, staircase to first floor, under stairs storage cupboard

#### Cloakroom

0.98m x 0.84m (3' 3" x 2' 9") White concealed cistern low level w.c. and wash basin, column style radiator, ceiling downlight

#### Living Room

4.04m x 3.59m into alcoves (13' 3" x 11' 9") Double glazed front window, ceiling downlights, double radiator

#### Kitchen/Breakfast Room

5.7m including tall cupboards x 3.63m (18' 8" x 11' 11") Double glazed side window, appointed with wooden fronted base units and drawers, wood strip/tiled work surface, granite effect sink and drainer with a mixer tap, space for range style oven with a stainless steel extractor canopy above, plumbing/space for washing machine and dishwasher, tall Hisense fridge and freezer and a range of white tall units including two larder units with pull out drawers to the breakfast area, ceiling downlights, double radiator, hand cut terracotta tiled floor, white wall unit housing the Ideal boiler, breakfast bar, opening to:

#### Garden Room

3.56m x 2.83m (11' 8" x 9' 3") Rear windows and part glazed rear door, wood effect laminate flooring, two double radiators, ceiling downlights

### First Floor

#### Landing

Double glazed side window over staircase, access to loft with insulation

#### Bedroom 1

4.11m x 3.33m into wardrobes (13' 6" x 10' 11") Double glazed front window with far reaching views towards Crystal Palace, wood effect laminate flooring, double radiator, four double cream fitted wardrobes, coving

#### Bedroom 2

3.64m x 3.33m including wardrobe (11' 11" x 10' 11") Double glazed rear window, double radiator, double fitted wardrobe with a double high level cupboard above

#### Bedroom 3

3.12m x 2.27m including wardrobe (10' 3" x 7' 5") Double glazed front window with far reaching views towards Crystal Palace, double radiator, single wardrobe cupboard over staircase

#### Bathroom

2.54m x 2.26m (8' 4" x 7' 5") Double glazed rear window, white suite of bath, low level w.c. and wash basin with a drawer beneath, tiled shower with a white shower tray, chrome shower and hand shower, sliding door and screens, ceiling downlights, chrome ladder style radiator, tiled walls to two sides of the bath

### Outside

#### Rear Garden

33.10m x 7.6m (108' x 25') Timber decked terrace on two levels, lawn area, timber shed, magnolia tree, side access gate, outside power points. Home Office - 2.85m x 2.09m (9' 4" x 6' 10") Part double glazed door, double glazed side window, ceiling downlights, double base cupboard with wood strip work top over, wood effect desk top, power points

#### Storage Garage

3.8m x 2.8m (12' 6" x 9' 2") Light, single pedestrian door to front, Asbestos roof?, Approached via a shared driveway with outside power points and water tap

#### Front Garden

Lawn area, steps up to front door, shrubs

### Additional Information

#### Council Tax

London Borough of Bromley - Band E. 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)