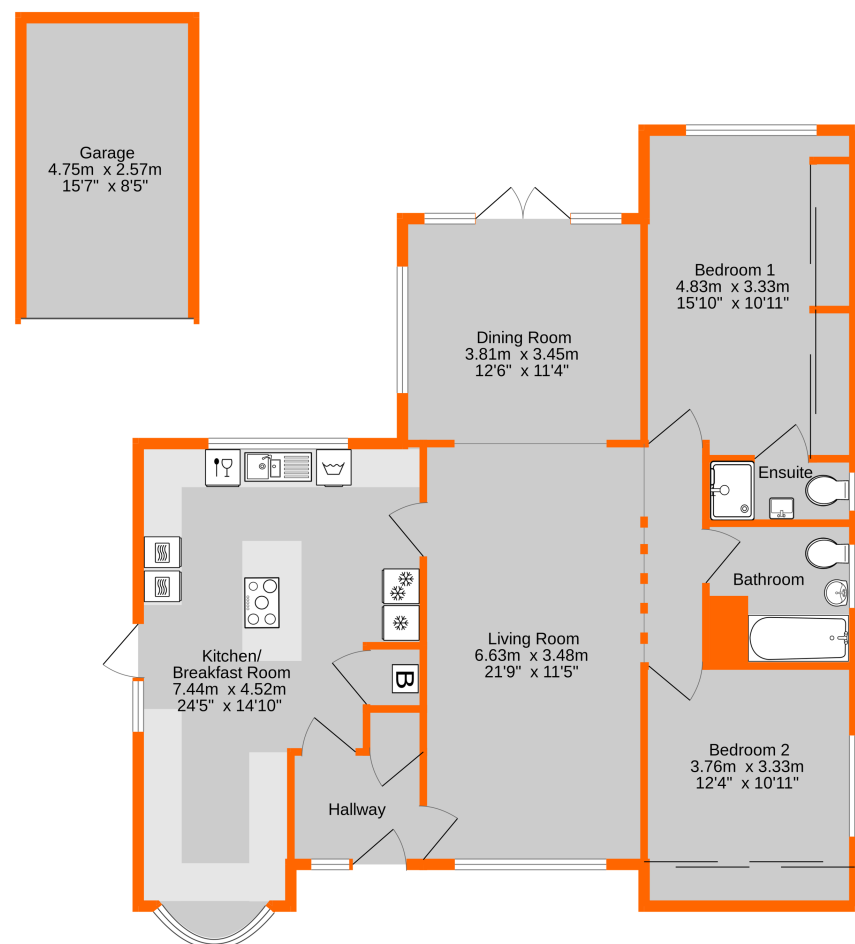


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	82
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor  
122.8 sq.m. (1321 sq.ft.) approx.



Garage Area Included In Total Approx Sq.M  
TOTAL FLOOR AREA : 122.8 sq.m. (1321 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

**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

1 Brambledown Close, West Wickham, Kent BR4 0HS

Guide Price £800,000 Freehold

- Beautifully Presented Detached Bungalow.
- Impressive 34' Living/Dining Room.
- White Bathroom & En Suite Shower.
- 112' x 56' Rear Garden.
- Two Double Bedrooms.
- Fabulous 24' 5" Kitchen/Breakfast Room.
- Parking 2 Cars & Storage Garage.
- Short Walk Pickhurst Schools.



## 1 Brambledown Close, West Wickham, Kent BR4 0HS

IMMACULATE, beautifully presented TWO DOUBLE BEDROOM detached bungalow, in this CUL-DE-SAC POSITION, a short walk from the popular Pickhurst schools and shops at the junction of Westmoreland Road and Pickhurst Lane. FABULOUS 24'5" x 14'10" (max) L shape KITCHEN/BREAKFAST ROOM with cream fronted units, granite work surfaces, an island unit and built in appliances. Impressive double aspect 34' living/dining room, beautifully appointed white suite bathroom and white en suite shower room to bedroom 1. Both bedrooms have fitted wardrobes and a number of the rooms have attractive maple wood strip flooring. Gas fired heating with radiators and double glazing. The bungalow is approached via steps and has Indian Stone hardstanding for two cars. The rear garden is about 112' x 56' with an Indian Stone terrace, is laid mainly to lawn with various trees, shrubs and a storage garage.

### Location

Brambledown Close is a cul-de-sac off Pickhurst Lane. There are local shops at the junction of Westmoreland Road and Pickhurst Lane. Local schools include Pickhurst and Highfield Infant and Juniors and Langley Park Secondary schools. Bus services pass along Pickhurst Lane and Westmoreland Road. Bromley High Street is about 1.2 miles away with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. West Wickham station is about 1.1 miles away. Pickhurst Recreation Ground is off Pickhurst Lane.



### Ground Floor

#### Entrance

Via covered porch with lights and part double glazed oak front door to:

#### Hallway

1.98m x 1.78m (6' 6" x 5' 10") Double glazed front window, radiator, maple flooring, cloaks cupboard housing the consumer unit, cornice, ceiling downlights, bevelled glass door to living/dining room and to:

#### Kitchen/Breakfast Room

7.44m x 4.52m (24' 5" x 14' 10" reducing to 2.41m 7' 11") Triple aspect room with double glazed leaded light bay window with a deep sill to front, double glazed leaded light side window and door and rear window overlooking the garden, beautifully appointed with a superb range of cream fronted fitted wall and base units and drawers including an island unit with a breakfast bar, wine fridge and two baskets, granite work tops and upstand, Neff induction hob with a Neff stainless steel extractor canopy above, twin Neff stainless steel electric ovens, Neff dishwasher, washing machine, fridge and freezer with units above and beneath, white ceramic 1 1/2 sink and drainer with a Grohe chrome mixer tap and waste disposal, cupboard housing Worcester boiler and Tapworks water softener, ceiling downlights, cornice, wood effect Amtico flooring, two Myson plinth heaters providing hot and cold air, bevelled glass door to:

#### Living Room

6.63m x 3.48m (21' 9" x 11' 5") Superb double aspect living/dining room with double glazed leaded light front window to living room, radiator, maple strip flooring, cornice, opening to inner hallway, square opening to:

#### Dining Room

3.81m x 3.45m (12' 6" x 11' 4") Double glazed leaded light double doors and windows to rear, double glazed leaded light side window, cornice, maple strip flooring. These two rooms have a combined length of 10.36m (34')

#### inner Hallway

3.61m x 0.86m (11' 10" x 2' 10") Radiator, maple strip flooring, access to loft via wooden ladder with some boarding and a light, coving

#### Bedroom 1

4.83m x 3.33m (15' 10" x 10' 11" including the wardrobes) double glazed leaded light rear window, radiator, maple strip flooring, cornice, fitted wardrobes to one wall with four sliding doors, door to:

#### En Suite Shower Room

2.31m x 0.84m (7' 7" x 2' 9") Double glazed side window, radiator, white suite of low level w.c. and wash basin with a chrome mixer tap, tiled shower having a folding/sliding door, white shower tray and a chrome shower and controls, ceiling downlights, extractor fan, wood effect flooring, tiled walls

#### Bedroom 2

3.76m x 3.33m (12' 4" including wardrobes x 10' 11") Double glazed leaded light side window, radiator, cornice, maple strip flooring, fitted wardrobes to one wall having three sliding doors

#### Bathroom

2.24m x 1.68m (7' 4" x 5' 6" plus door recess 0.64m 2' 1" deep) Appointed with a white suite of bath having a chrome mixer tap and a wall mounted chrome shower and hand shower to one end, wash basin with a chrome mixer tap and low level w.c., tiled walls, shaver point, radiator, wood effect flooring, ceiling downlights, extractor fan, double glazed leaded light side window

### Outside

#### Front Garden

Indian Sand Stone paved parking for two cars and path/ramp to gate to side of bungalow, block pavior steps down to Indian Sand Stone front path, raised shrub borders

#### Rear Garden

34.19m x 17.12m (112' x 56') Indian Sand Stone paved terrace to rear and sides of property with side access gates either side of bungalow, outside tap, block pavior steps down to the garden and path to centre of the garden, laid mainly to lawn, established trees and shrubs, timber shed

#### Garage

4.75m x 2.57m (15' 7" x 8' 5") For storage - Up and over door, power points, light

### Additional Information

#### Council Tax

London Borough Bromley - Band F. 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)