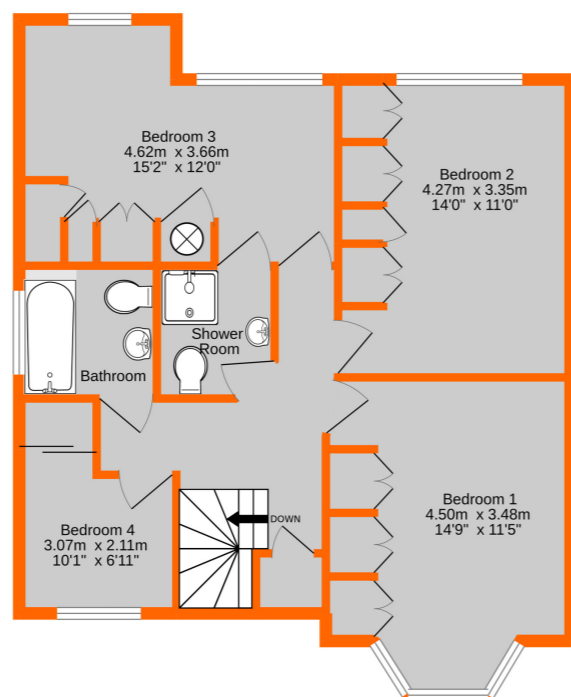
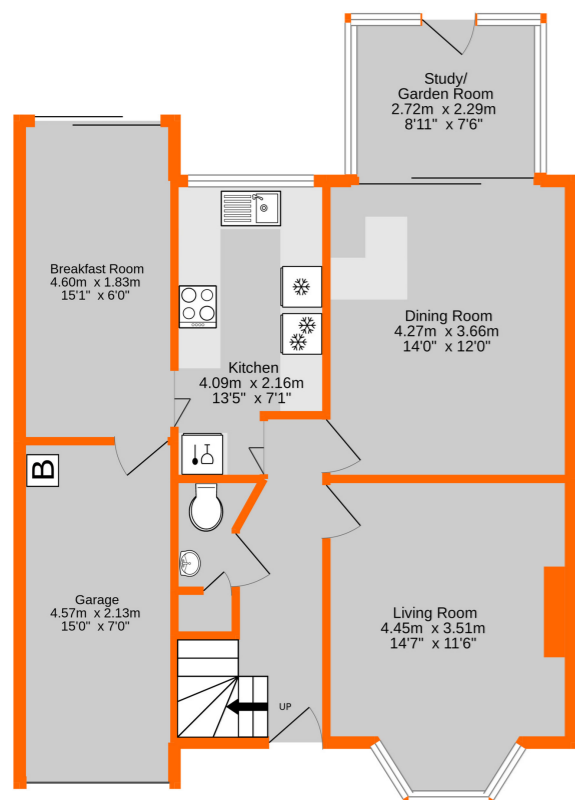


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

1st Floor



TOTAL FLOOR AREA : 137.4 sq.m. (1479 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2022

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

215 Pickhurst Lane, West Wickham, Kent BR4 0HH

Guide Price £800,000 Freehold

- Four Bedroom Detached Home.
- Kitchen With Built In Appliances.
- En Suite Shower Room.
- Convenient Pickhurst Schools.
- 29' 1" Through Reception Room.
- Breakfast Room & Study.
- White Suite Bathroom.
- 66' x 33' Westerly Facing Garden.

215 Pickhurst Lane, West Wickham, Kent BR4 0HH

Four bedroom detached family home enjoying a 66' x 33' WESTERLY FACING GARDEN and in an extremely convenient position for the sought after PICKHURST INFANT and JUNIOR schools. The two reception rooms are now one 29' 1" through room, with the living room having a wooden fireplace with tiled slips and hearth and from the dining room there are double glazed patio doors leading to the study/garden room. Off the hallway is the white suite cloakroom and the kitchen is appointed with wood effect fitted units and drawers, slate effect work surfaces and various built in kitchen appliances. Off the kitchen is the breakfast room, which has a door to the integral garage and double glazed patio doors leading to the garden. The bedrooms all have wardrobes and bedroom three has a Jack and Jill grey en suite shower room, which can also be accessed from the landing. The bathroom is appointed with a white suite and the house has gas fired heating with radiators and double glazing. The rear garden has a crazy paved terrace, lawn area, various shrubs and trees, a further paved terrace and paved area to the rear of the garden. There is brick pavior hardstanding to the front for four cars.

Location

This property is in the section of the road between Langley Way and Wickham Chase. Local schools include the sought after Pickhurst Infant and Junior schools on the opposite side of Pickhurst Lane and Langley Park Secondary schools. There are shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Pickhurst Lane and Westmoreland Road to Bromley High Street, with The Glades Shopping Centre and Bromley South Station, which is about 1.4 miles away. Hayes station and shops in Station Approach are about 0.8 of a mile away.



Ground floor

Entrance

Via covered porch with a light and part double glazed leaded light front door to:

Hallway

14' 9" x 4' 3" (4.50m x 1.30m plus staircase) Radiator, staircase to first floor

Cloakroom

5' 1" x 2' 6" (1.55m x 0.76m widening to one end to 1.07m 3' 6") White low level w.c. and wash basin, understairs cupboard housing gas and electric meters and consumer unit, extractor fan

Living Room

14' 7" x 11' 6" (4.45m into bay x 3.51m) Double glazed leaded light front bay window, double radiator, coving, wooden fireplace with tiled slips and hearth, square opening to:

Dining Room

14' 0" x 12' 0" (4.27m x 3.66m) Two double radiators, bar, coving, double glazed patio doors to study/garden room. The living and dining room have a combined length of 8.86m 29' 1"

Study/Garden Room

8' 11" x 7' 6" (2.72m x 2.29m) Glazed door to rear and windows to three sides

Kitchen

13' 5" reducing to 10' 7" x 7' 1" (4.09m reducing to 3.24m x 2.16m) Double glazed rear window, wood effect fronted fitted wall and base units and drawers, slate effect work surface, stainless steel circular sink and circular drainer with a chrome mixer tap, wall tiling between work surface and wall units, AEG ceramic hob and Zanussi stainless steel double oven, built in fridge and freezer beneath work surface, plumbing/space for slimline dishwasher, twelve hole bottle rack, tiled floor, folding/sliding door to:

Breakfast Room

15' 1" x 6' 0" (4.60m x 1.83m) Double radiator, double glazed patio doors to garden, door to garage

First floor

Landing

Double glazed leaded light front window, eaves storage cupboard, access to loft via aluminium ladder, part boarded with insulation and side Velux window

Bedroom 1

14' 9" x 11' 5" (4.50m into bay x 3.48m) Double glazed leaded light front bay window, double radiator, coving, three double wardrobes

Bedroom 2

14' 0" x 11' 0" (4.27m x 3.35m) Double glazed window to rear, radiator, coving, three double wood effect and one single mirror fronted wardrobes

Bedroom 3

15' 2" x 12' 0" (4.62m x 3.66m including wardrobes reducing to 2.62m 8' 7") Two double glazed rear windows, double and two single fitted wardrobes, radiator, airing cupboard with slatted shelves housing hot water tank, door to:

Jack and Jill En Suite Shower Room

6' 2" x 5' 5" (1.88m x 1.65m) Grey low level w.c. and pedestal wash basin, tiled shower with a Triton shower and a door, radiator, tiled walls and floor, shaver point, door to landing

Bathroom

6' 3" x 6' 0" (1.91m x 1.83m) Double glazed side window, white suite of bath with a chrome mixer tap/hand shower, low level w.c. and pedestal wash basin with a chrome mixer tap, tiled walls, tiled floor, radiator, shaver point

Bedroom 4

10' 1" x 6' 10" (3.07m including wardrobe reducing to 2.11m 6' 11" x 2.08m)) L shape with double glazed leaded light front window, radiator, double fitted wardrobe with mirror fronted sliding doors, wood effect laminate flooring

Outside

Rear Garden

66' 0" x 33' 0" (20.12m x 10.06m) Crazy paved terrace to rear of house and side access with gate to front, lawn area, outside tap, greenhouse, timber shed, further paved terrace to one side of the garden and paved area to rear of garden, shrubs and trees

Garage

15' 0" x 7' 0" (4.57m x 2.13m) Plumbing/space for washing machine, up and over door, power points, strip light, wall mounted Worcester boiler

Council Tax

London Borough of Bromley - Band F