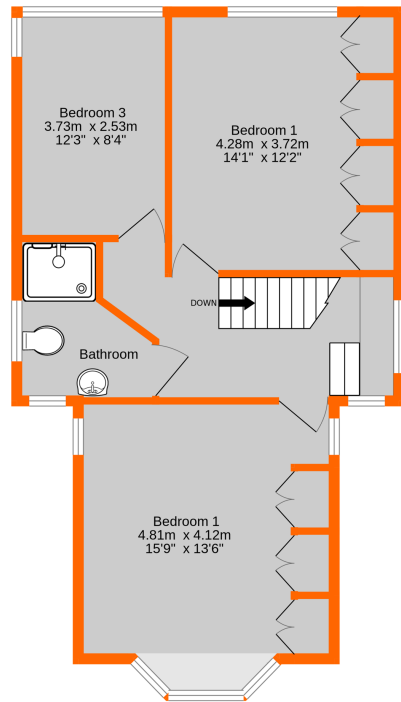
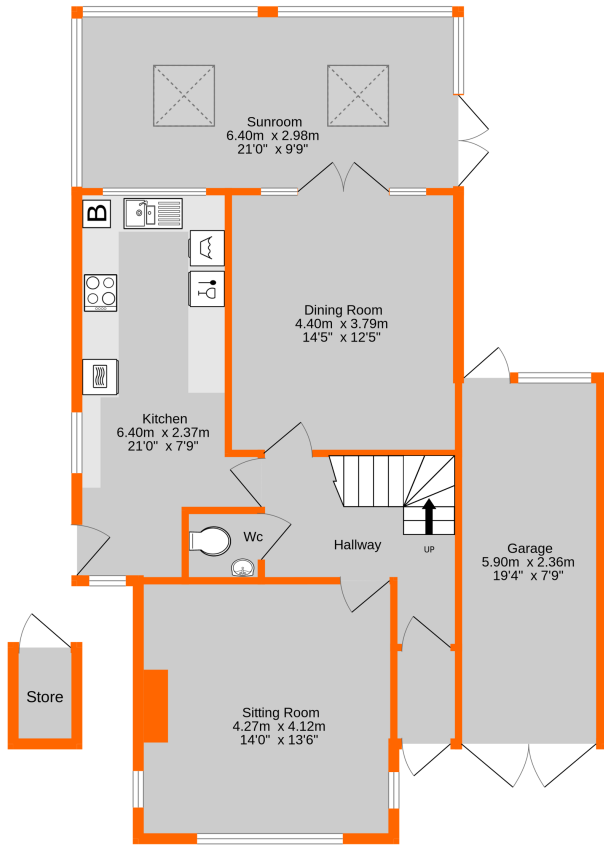


Ground Floor
79.3 sq.m. (854 sq.ft.) approx.

1st Floor
59.4 sq.m. (639 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 138.7 sq.m. (1493 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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George Proctor & Partners trading as Proctors



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

251 Pickhurst Lane, West Wickham, Kent BR4 0HJ

£850,000 Freehold

- Detached Family Home.
- 56' x 35' West facing Garden.
- Convenient For Good Local Schools.
- Kitchen With Some Integrated Appliances.
- Three Bedrooms.
- Scope To Extend S.T.P.P.
- Garage And Off Street Parking For 3 Cars.
- 21' 8" x 10' 6" Sunroom.

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251 Pickhurst Lane, West Wickham, Kent BR4 0HJ

This attractive three-bedroom detached home enjoys a sought-after position close to highly regarded schools, including PICKHURST INFANTS and JUNIORS, as well as LANGLEY PARK SECONDARY SCHOOLS. The ground floor offers excellent living space, with three reception rooms, including a 21' x 9'10" sunroom. Upstairs, all bedrooms are generous doubles, with the main bedroom featuring fitted wardrobes and a charming window seat. The rear garden boasts a paved terrace leading to a west-facing lawn, complemented by a garden cabin measuring 26' 3" x 9' 10". To the front, a brick-pavior driveway provides ample off-street parking. With further potential to extend (subject to the usual consents) this property represents an excellent opportunity for buyers seeking a versatile family home.

Location

Situated on the section of Pickhurst Lane between Langley Way and Wickham Chase and close to good schools. Shops can be found close by in Hayes and on Westmoreland Road. Bus services pass along Pickhurst Lane with routes to Bromley High Street and national stores including The Glades. The Churchill Theatre, various restaurants and other recreational facilities and Bromley South station are about a mile and a half away.



Ground Floor

Enclosed Porch

Double glazed front door, slate effect floor to oak front door

Hallway

Understairs storage cupboard housing gas and electric meters, picture rail, double radiator

Sitting Room

4.27m x 4.12m (14' 0" x 13' 6") Double glazed window to front and one to each side, feature fireplace with granite hearth and wooden surround, coal effect gas fire (not working) solid oak flooring

Kitchen

6.4m x 2.37m (21' 0" x 7' 9") Double glazed windows to rear, side and front with double glazed door to side, double radiator, range of white units and drawers with laminate work surface over, white 1 1/2 bowl sink and drainer with chrome mixer tap, tiled splashback, electric four ring hob, Neff stainless steel double wall oven, Neff integrated dishwasher and Bosch integrated washing machine, Worcester Bosch combination boiler, plumbing/space for fridge/freezer, separate breakfast bar with laminate work surface, ceramic tiled floor

Dining Room

4.4m x 3.79m (14' 5" x 12' 5") Double glazed window and door to sun room, two radiators, solid oak flooring

Sunroom

6.40m x 3.00m (21' 0" x 9' 10") Double glazed windows to three sides and double glazed door to terrace, two double glazed Velux windows to rear, two double radiators, ceramic tiled floor

First Floor

Landing

Double glazed window to side with stained glass motif, double glazed porthole window to front, access to loft with drop down ladder

Bedroom 1

4.81m x 4.12m (15' 9" x 13' 6") Double glazed bay window to front with window seat and one window to each side, radiator, range of built in wardrobes with eight doors and six cupboards beneath, picture rail, ceiling fan

Bedroom 2

4.28m x 3.72m (14' 1" x 12' 2") Double glazed window to rear, radiator, fitted wardrobes with a range of cupboards and drawers, ceiling fan and picture rail

Bedroom 3

3.73m x 2.53m (12' 3" x 8' 4") Double glazed window to rear, radiator, ceiling fan

Bathroom

2.39m x 2.48m narrowing (7' 10" x 8' 2") Double glazed porthole window to front and double glazed window to side, large shower enclosure with chrome rail shower, concealed cistern low level w.c., white heated towel rail, sink with chrome mixer tap and vanity unit with three doors and three drawers beneath, tiled walls and floor

Outside

Rear Garden

17.07m x 10.67m (56' 0" x 35' 0") Brick pavior terrace to side, level lawn with mature shrubs and hedging, paving stone path to garden cabin

Garden Cabin/Office

8m x 3m (26' 3" x 9' 10") part glazed doors and windows, divided into three areas with light and power

Garage

5.90m x 2.36m (19' 4" x 7' 9") Double doors to front with pedestrian door to rear, consumer unit, light and power

Front Garden

Brick pavior driveway for three cars, low level walls to two sides

Additional Information

Council Tax

London borough of Bromley – Band G. For the current rate visit: 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 checker.ofcom.org.uk/en-gb/mobile-coverage