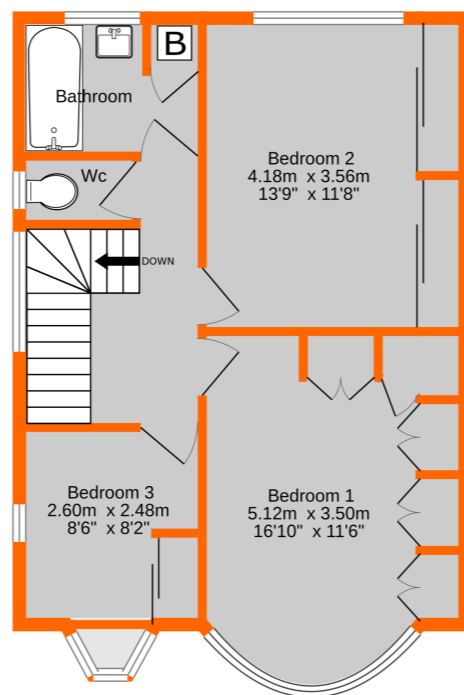
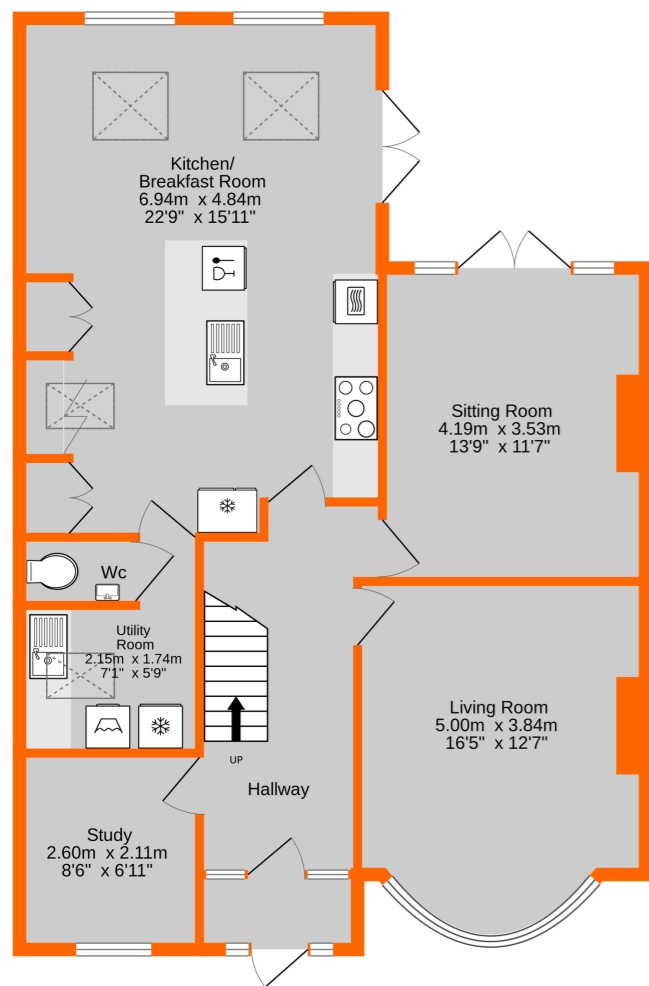




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
89.1 sq.m. (959 sq.ft.) approx.

1st Floor
50.4 sq.m. (543 sq.ft.) approx.



TOTAL FLOOR AREA : 139.5 sq.m. (1502 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

5 Oaklands Avenue, West Wickham, Kent BR4 9LE £970,000 Freehold

- Beautifully Presented Family Home.
- Fabulous 22' 9" Kitchen/Breakfast Room.
- White Suite Bathroom & Separate W.C.
- Attractive 143' Southerly Facing Garden.
- Three Bedrooms Plus Study.
- Two Delightful Reception Rooms.
- 0.5 Mile West Wickham High Street.
- Short Walk Spring Park Woods.

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.
 For further details please visit our website - www.proctors.london



5 Oaklands Avenue, West Wickham, Kent BR4 9LE

Wonderful extended three bedroom detached family home in this sought after road, a short walk from Spring Park Woods and about 0.5 of a mile from West Wickham High Street. Two delightful reception rooms both having a coal effect gas fire and separate study off the hallway. Impressive, extended 22' 9" x 15' 11" kitchen/breakfast room with three double glazed Velux windows and double glazed doors to the terrace and garden. Beautifully appointed fitted Neptune kitchen with an extensive range of units and drawers, quartz work surfaces, a large island unit and various integrated appliances. Utility room and white suite cloakroom off the kitchen. The three bedrooms have fitted wardrobes and the bathroom and separate w.c. are reappointed with a white suite. Gas fired heating with radiators and under floor heating to the kitchen/breakfast room. Attractive professionally landscaped 143' southerly facing garden with a paved terrace, three areas of lawn, various established shrub/flower borders and a circular paved seating area with pergola over. Parking to the front for two cars. This house has great charm including picture rails, stripped doors, cornice and attractive part stained glass leaded light windows to the hallway and landing.

Location

This property is in the section of Oaklands Avenue between Woodland Way and The Grove. Spring Park Woods can be accessed off Woodland Way. Local schools include Oak Lodge Primary and Hawes Down Infant and Junior schools. West Wickham High street is about 0.5 of a mile away with a range of shops including a Marks and Spencer and Sainsbury supermarkets, various restaurants and coffee shops. Bus services pass along West Wickham High Street. West Wickham Station is about 0.8 of a mile away. Bromley High Street with The Glades Shopping Centre and Bromley South Station is about 2.9 miles away.



Ground Floor

Entrance

Via enclosed porch with double glazed door and windows to front, part glazed part stained glass front door to:

Hallway

5.01m x 2.10m (16' 5" x 6' 11") Oak strip flooring, radiator with cover, picture rail, coving, understairs cupboard with light housing electric meter and consumer unit, part stained glass leaded light front windows

Kitchen/Breakfast Room

6.94m reducing to 6.44m (21' 2") x 4.84m (22' 9" x 15' 11") Fabulous fitted Neptune Suffolk kitchen, extensive range of Driftwood coloured wall and base units and drawers including two larder units, quartz work surfaces including to the island unit, stainless steel sink with a chrome mixer tap and drinking water tap and a water softener to the base unit beneath, Neff stainless steel electric oven and Neff microwave oven, Neff induction hob, Neff extractor canopy above and a quartz splashback, space for American style fridge/freezer, integrated Miele dishwasher and bin unit, three column radiators, two double glazed rear windows, double glazed doors to terrace, three double glazed Velux windows with blinds, tiled floor with underfloor heating, ceiling downlights, door to:

Utility Room

2.15m x 1.74m increasing to 2.67 (8' 9") (7' 1" x 5' 9") Double glazed Velux window, white wall and base units and drawers, stainless steel sink and drainer with a chrome mixer tap, radiator, oak strip work surface, ceiling downlights, plumbing/space for washing machine, space for tumble dryer and fridge/freezer, Amtico flooring, door to:

Cloakroom

1.11m x 0.86m (3' 8" x 2' 10") Radiator, ceiling light tube, white concealed cistern low level w.c., wash basin with a chrome mixer tap, Amtico flooring, white part tiled walls, extractor fan

Living Room

5.00m into bay x 3.84m (16' 5" x 12' 7") Double glazed front bay window, double radiator, coal effect living flame gas fire in a stone fireplace, cornice, picture rail

Sitting Room

4.19m x 3.53m (13' 9" x 11' 7") Double glazed doors and windows to rear, picture rail, cornice, coal effect gas fire in a handsome fireplace with a marble fire surround and slate hearth, double radiator

Study

2.6m x 2.11m (8' 6" x 6' 11") Engineered oak flooring, radiator, picture rail, double glazed front window

First Floor

Landing

Picture rail, attractive stained glass leaded light side window over staircase, access to loft via aluminium ladder

Bedroom 1

5.12m into bay x 3.50m including wardrobes (16' 10" x 11' 6") Double glazed front bay window, double radiator, picture rail, four double and a single fitted wardrobe

Bedroom 2

4.18m x 3.56m including wardrobes (13' 9" x 11' 8") Double glazed rear window, double radiator, fitted wardrobes with four sliding doors - two mirror fronted, picture rail

Bedroom 3

2.60m x 2.48m including wardrobes (8' 6" x 8' 2") Double glazed front oriel window with a deep sill, circular side window, radiator, fitted wardrobe with two sliding doors, picture rail

Bathroom

2.45m x 1.83m (8' 0" x 6' 0") Double glazed rear window, white bath with a chrome wall mounted Aqualisa shower and wash basin with a chrome mixer tap, having a double and single cupboard and a drawer beneath, white ladder style towel rail, airing cupboard housing the Worcester boiler, chrome shaver point, tiled walls to two sides of the bath, part tiled wall behind wash basin

Separate W.C.

1.57m x 0.81m (5' 2" x 2' 8") White Roca low level w.c., double glazed side window, radiator

Outside

Rear Garden

43.73m x 10.87m (143' x 35') Paved terrace to rear of the house, outside tap, paved path leading down the garden to two timber sheds, three areas of lawn, established shrub/flower borders, Ash tree, pergola over circular seating area and part of the path, paved/crazy paved side access with gate to front, outside lights and power points

Front Garden

Paved hardstanding for two vehicles, power points, lawn area, shrub border and hedges

Additional Information

Council Tax

London Borough of Bromley - Band F