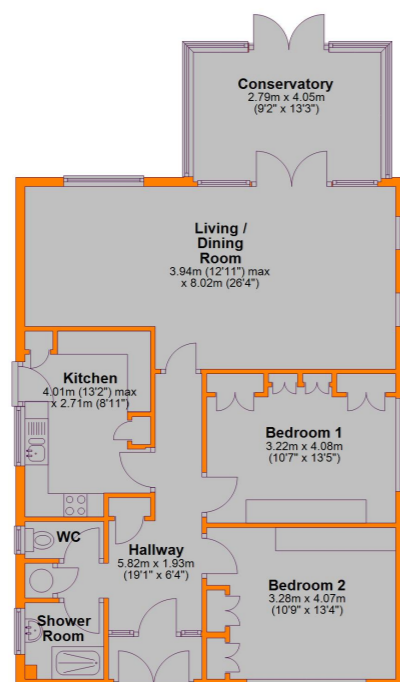
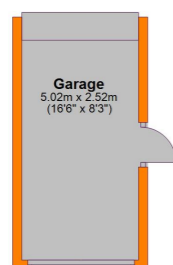




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Total area: approx. 111.1 sq. metres (1195.5 sq. feet)  
 Measurements are approximate. Not to scale.  
 Plan produced using PlanUp.



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

## 13 Ash Grove, West Wickham, Kent BR4 0QL

### CHAIN FREE £690,000 Freehold

- Detached Bungalow In Cul-de-sac Position.
- Walking Distance To Shops and Station.
- Kitchen & Double Glazed Conservatory.
- Attractive 65' Rear Garden.
- Two Double Bedrooms.
- 26' 3" Living/Dining Room.
- White Bathroom & Separate W.C.
- Garage & Off Street Parking.

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](http://www.proctors.london)





## 13 Ash Grove, West Wickham, Kent BR4 0QL

Two double bedroom detached bungalow in this cul-de-sac position, a short walk from shops in Glebe Way, Station Road and West Wickham High Street, along with bus services on Glebe Way and West Wickham Station, which is about 0.4 of a mile away. 26' 3" living/dining room with double glazed doors to the double glazed conservatory, which overlooks the attractive garden. Off the L shape hallway are the two double bedrooms, both having fitted wardrobes, the kitchen, white suite shower room and white separate w.c.. This property is double glazed and has gas fired heating with radiators via a Potterton Profile boiler. There is parking to the front and a garage to the rear of the garden accessed off Croft Avenue. The attractive 65' rear garden has a concrete terrace, side access either side of the bungalow, shaped lawn and established shrub/flower borders. A purchaser will probably want to carry out some modernisation, including reappointing the kitchen.

### Location

Ash Grove is a cul-de-sac position off Croft Avenue. There are a range of shops within walking distance in Glebe Way (where there is a Lidl supermarket), Station Road and West Wickham High Street, which offers a Sainsbury's and Marks and Spencer supermarkets, restaurants and coffee shops. Local schools include the sought after Langley Park Primary and Secondary schools, Hawes Down Infant and Juniors and Oak Lodge Primary. West Wickham Station and Leisure Centre (Currently being refurbished) are about 0.4 of a mile away. Bus services pass along Glebe Way and Station Road. Bromley Town Centre with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London is about 2.5 miles away.



### Ground Floor

#### Entrance

Via double glazed doors to enclosed porch and double glazed front door to:

#### Hallway

5.82m x 1.93m reducing to 0.94m (3' 1") (19' 1" x 6' 4") Double glazed windows to front, double radiator, wood effect laminate flooring, coving, access to loft, shelved cupboard with light housing the electric meter and fuse box, airing cupboard housing the hot water tank with light and slatted shelves

#### Living/Dining Room

8.02m x 3.94m reducing to 3.02m (9' 11") (26' 4" x 12' 11") Two double glazed side windows, two double radiators, wood effect laminate flooring, coving, coal effect gas fire on a raised brick hearth, serving hatch to kitchen, double glazed rear window, double glazed doors and windows to:

#### Conservatory

4.05m x 2.79m (13' 3" x 9' 2") Double glazed windows to three sides and double glazed doors to garden, tiled floor

#### Kitchen

4.01m (max) x 2.71m (13' 2" x 8' 11") Part double glazed door and double glazed window to side, appointed with wooden fronted fitted wall and base units and drawers, laminate work surfaces, part tiled walls, built in Philips Whirlpool double oven (Not Working), built in Philips Whirlpool hob (Not Working), built in Philips Whirlpool fridge and Neff freezer, plumbing/space for washing machine and dishwasher, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, ceiling downlights, wall unit housing the Potterton Profile boiler

#### Bedroom 1

4.08m x 3.22m including wardrobes (13' 5" x 10' 7") Double glazed side window, double radiator, two double fitted wardrobes with two double high level storage cupboards above the bed recess, coving, matching dressing table with seven drawers and two corner shelves, wood effect laminate flooring

#### Bedroom 2

4.07m including wardrobes x 3.28m (13' 4" x 10' 9") Double glazed front window, double radiator, two double wood effect fitted wardrobes, wood effect laminate flooring, two matching bedside cupboards and a six drawer chest of drawers with a base cupboard and two corner shelves

#### Separate W.C.

1.72m x 0.79m (5' 8" x 2' 7") Double glazed side window, white low level w.c., tiled walls, coving

#### Shower Room

1.7m x 1.63m (5' 7" x 5' 4") Double glazed side window, tiled shower with a white shower tray, Triton T80 shower and sliding door, white wash basin, tiled walls

### Outside

#### Rear Garden

19.50m x 9.70m to rear of conservatory (64' x 31') Concrete terrace and side access either side of the bungalow with a gate to the front, outside tap, shaped lawn, established shrub/flower borders including Camellias and an Acer, concrete path leading down the garden to concrete hardstanding area with door to:

#### Garage

5.02m x 2.52m (16' 6" x 8' 3") Up and over door (not tested), rear window, side door, light and power points

#### Front Garden

Paved parking for one/two cars, outside light, shrub borders

### Additional Information

#### Council Tax

London Borough of Bromley - Band E

