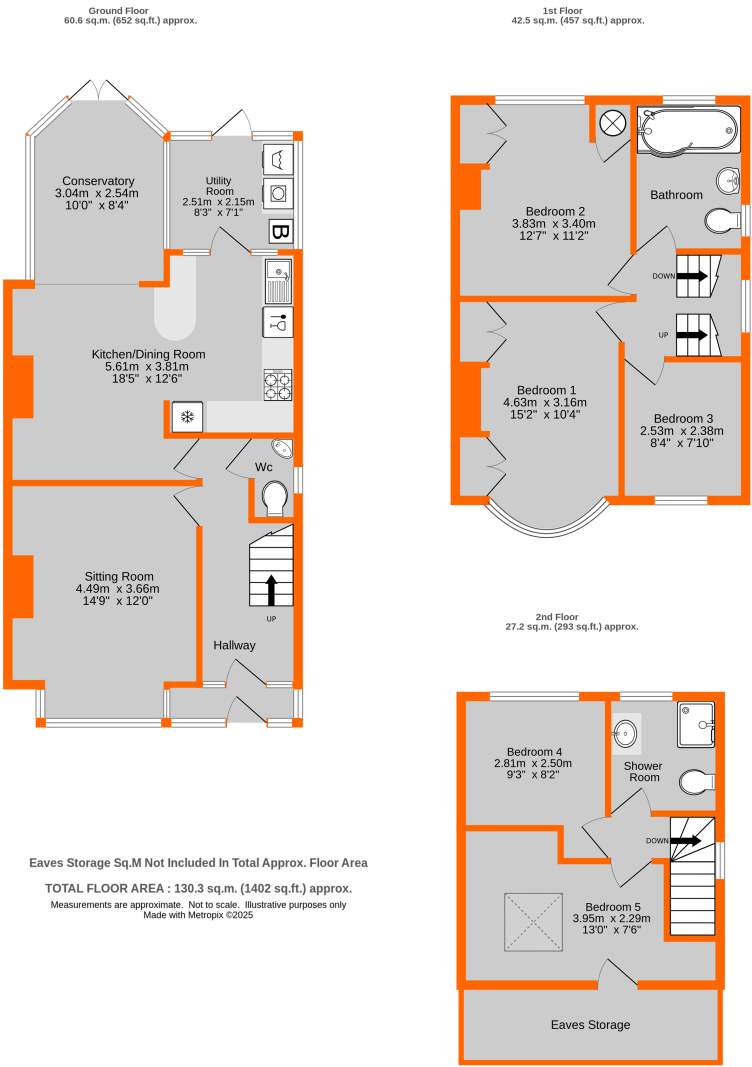


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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

162 The Avenue, West Wickham, Kent BR4 0EA

£760,000 Freehold

- 4 Bedroom Semi Detached With Dressing Room/Study.
- Bathroom & Shower Room.
- 0.6 Mile West Wickham Station.
- Extension Potential S.T.P.P.
- Two Reception Rooms Plus Conservatory.
- 77' x 27' Rear Garden.
- Convenient Pickhurst and Langley Schools.
- Downstairs Cloakroom.

**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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## 162 The Avenue, West Wickham, Kent BR4 0EA

This well presented four-bedroom semi detached home with shared driveway, is ideally located FOR LANGLEY PARK AND PICKHURST INFANTS AND JUNIOR SCHOOLS and is perfect for the growing family. It features two spacious reception rooms, a conservatory, open plan kitchen, utility room and w.c and has further potential to improve and extend (subject to the usual consents) The first floor offers three bedrooms, two of which are doubles, and a family bathroom with white suite. The second floor includes a further double bedroom with an adjoining study/dressing room and a shower room with Triton power shower, sink with cupboard beneath and w.c. Outside, the paved terrace leads to a level lawn with mature shrubs and a striking Copper Beech tree, there is a further area of terrace plus a workshop and shed, both with power and light. There is off street parking at the front of the house and being just 0.6 of a mile from West Wickham Station and High Street, this charming home is ideally positioned to attract a wide range of buyers.

### Location

The Avenue runs between Pickhurst Lane and Red Lodge Road. Local schools include the sought after Pickhurst and Hawes Down Infant and Juniors and Langley Park Secondary and Primary schools. West Wickham station is about 0.6 of a mile away and West Wickham High Street, with a good range of shops including supermarkets, restaurants and coffee shops is about 1 mile away. There are open spaces including Cupola Wood Recreation Ground off Pickhurst Lane and Norman Park at the junction of Mead Way and Hayes Lane (Bromley). Local shops are to be found at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along The Avenue and Pickhurst Lane. Bromley High Street is about 1.5 miles away with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London.



### Ground Floor

#### Covered Porch

Double glazed doors and windows

#### Hallway

4.82m x 1.83m (15' 10" x 6' 0") Double radiator, understairs storage cupboard housing gas and electric meters, wood effect laminate flooring,

#### Cloakroom

1.22m x 0.80m (4' 0" x 2' 7") Double glazed window to side, ceramic sink with chrome mixer tap, low level w.c., vinyl flooring

#### Sitting Room

4.49m x 3.66m into alcoves (14' 9" x 12' 0") Double glazed bay window to front, radiator, fireplace with coal effect gas fire and granite hearth

#### Kitchen/Dining Room

5.61m x 3.81m (18' 5" x 12' 6") Single radiator, double glazed door and windows to utility room. Range of cream units and drawers with laminate worksurface over, integrated stainless steel oven with four ring gas hob and extractor fan, stainless steel sink and drainer with chrome mixer tap, space/plumbing for dishwasher and upright fridge/freezer, tiled splashbacks, wood effect laminate flooring

#### Conservatory

3.04m x 2.54m (10' 0" x 8' 4") Double glazed windows and door to garden, double radiator, wood effect laminate flooring

#### Utility Room

2.51m x 2.15m (8' 3" x 7' 1") Double glazed door and windows to garden, double radiator, cream units with laminate worksurface over, plumbing/space for washing machine and tumble dryer, Vaillant Eco FIT Pure boiler, vinyl flooring

### First Floor

#### Landing

Double glazed leaded light effect window to side

#### Bedroom 1

4.63m x 3.16m into alcoves (15' 2" x 10' 4") Double glazed bay window to front, radiator, two double door fitted wardrobes and cupboard with two doors

#### Bedroom 2

3.97m x 3.4m into alcoves (13' 0" x 11' 2") Double glazed window to rear, radiator, fitted wardrobe with two doors, storage cupboard housing the tank

#### Bedroom 3

2.53m x 2.38m (8' 4" x 7' 10") Double glazed oriel window to front, double radiator

#### Bathroom

2.82m x 2.10m (9' 3" x 6' 11") Double glazed window to rear and side, white shaped bath with chrome shower head and taps, concealed cistern low level w.c., ceramic sink with chrome mixer tap and cupboard with shelves below having a laminate surface over, chrome heated towel rail, tiled walls and flooring

### Second Floor

#### Second Floor Landing

Double glazed window to side, access point

#### Bedroom 4

2.81m x 2.5m (9' 3" x 8' 2") Double glazed window to rear

#### Bedroom 5

3.95m x 2.29m (13' 0" x 7' 6") Velux double glazed window to front, wall mounted electric heater, sloping ceilings, eaves storage

#### Shower Room

2.16m x 2.11m (7' 1" x 6' 11") Double glazed window to rear, shower cubicle with Triton Power shower and chrome shower head, ceramic sink with chrome taps and cupboard beneath, low level w.c., tiled flooring and part tiled walls,, electric towel rail

### Outside

#### Rear Garden

23.65m x 8.36m (77' 7" x 27' 5") Paved terrace with outside tap and double gates to front, level lawn with paved further terrace, mature shrubs and attractive cooper beech trees, two paved paths leading to the workshop with windows to front and side with power and light, shed with two windows to side

#### Front Garden

Brick pavior shared driveway with off street parking for one car, area of lawn, retaining wall

### Additional Information

#### Council Tax

London borough of Bromley – Band E. 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)