



Pickhurst Lane, West Wickham, Kent

5 2 2

Asking Price £900,000 (Offers In Excess)

kw SCOT
MCKENDRICK

TRANSPORT: Bromley South Station 1.1 m / West Wickham Station 1.2 / Superloop bus to Croydon every 10/12 mins **EDUCATION** "Schools in this area offer excellent educational opportunities. Institutions such as Langley Boys & Girls, Pickhurst Academy, Highfield, Hayes School, Ravens Wood, and Ravensbourne School provide superb schooling options from primary to secondary levels. They foster an ideal environment for academic excellence and personal development." "Schools in this area offer excellent educational opportunities. Institutions such as Langley Boys & Girls, Pickhurst Academy, Highfield, Hayes School, Ravens Wood, and Ravensbourne School provide superb schooling options from primary to secondary levels. They foster an ideal environment for academic excellence and personal development." **OUTDOORS** Plenty of play areas, parks, woods, and green spaces close by including Langley Park Golf Club. **CONVENIENCE** Tesco Express, Costa, Cafe, Miller & Carter Restaurant, Cook, wine and spirit specialist, and an array of other shops are close by. and an array of other shops are close by.

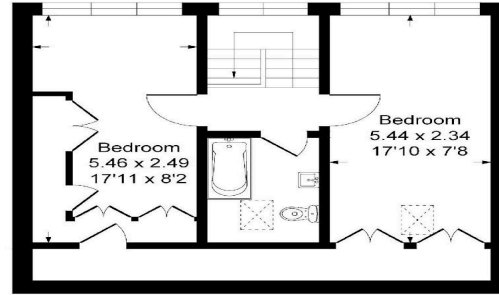
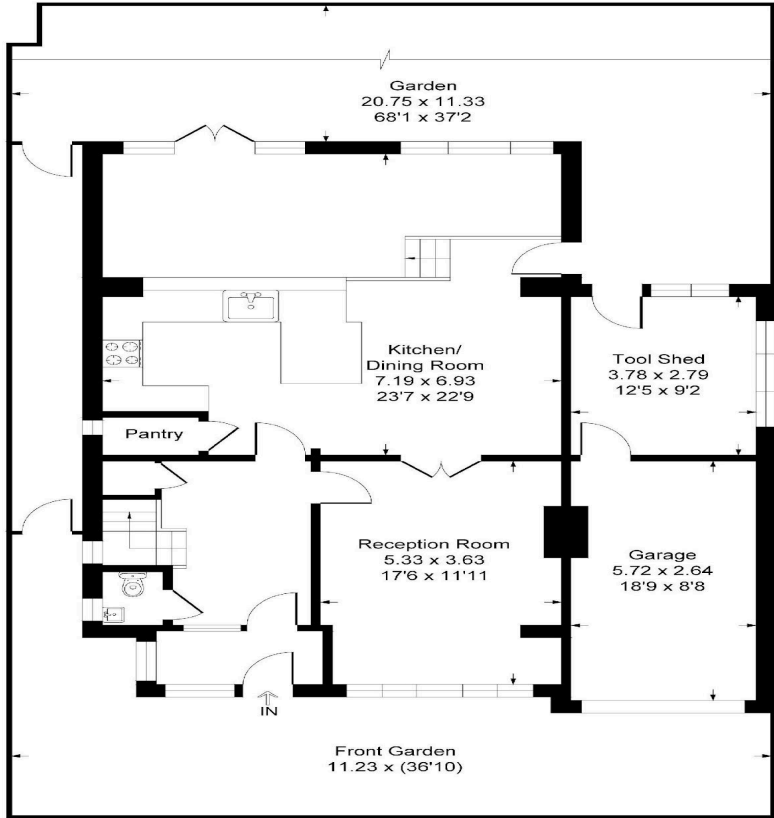




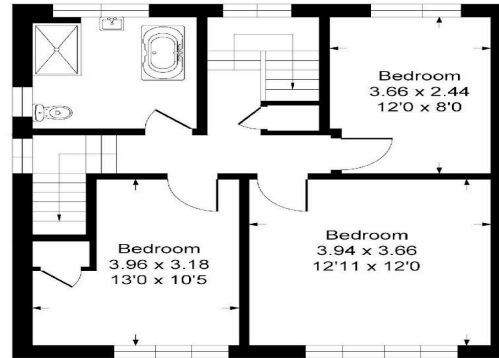


Pickhurst Lane, BR4

Approximate Gross Internal Area 207.8 sq m / 2237 sq ft



Second Floor



First Floor

Ground Floor

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them. Produced by Squarefootphoto.co.uk

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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OPENING HOURS

None

