



141 Wickham Chase, West Wickham BR4 0BQ

Freehold

Offers In Excess Of £475,000

'End of Chain' three bedroom mid terrace family home requiring some modernisation, ideally located for both Hayes and Pickhurst schools and close to all the amenities of West Wickham, Hayes and Bromley. The accommodation comprises two receptions, kitchen, three bedrooms, bathroom and separate WC. The rear garden is approximately 80'. There is also potential to extend (stpp) as well as convert the frontage to provide off street parking.

Property Features

- END OF CHAIN
- THREE BEDROOMS
- TWO RECEPTIONS
- KITCHEN
- APPROX 80' REAR GARDEN
- NEEDS MODERNISATION
- CLOSE TO GOOD SCHOOLS, STATION & SHOPS
- FAMILY BATHROOM

Property Description

ENTRANCE HALL

Hardwood front door with opaque glazed lead light inserts leads into entrance hall. Coving, wall mounted heater and stairs up.

LOUNGE

16' 4" x 12' (4.98m x 3.66m)

Double glazed bay window to front, bay seating with storage, coving, wall lights and gas feature fireplace with wood mantle and marble effect hearth.

DINING ROOM

14' 5" x 10' 8" (4.39m x 3.25m)

Window to rear, coving and electric fire with wooden mantle.

KITCHEN

11' 11" x 6' 10" (3.63m x 2.08m)

Double glazed door to rear. Range of wall and base units with work surfaces over, stainless steel sink with mixer tap and double drainer. Space and point for gas cooker with extractor hood over, space for fridge freezer and space and plumbing for washing machine. Under stair cupboard and wood laminate flooring.

LANDING

Coving, loft access hatch and linen cupboard.

BEDROOM ONE

16' x 9' 9" (4.88m x 2.97m)

Double glazed bay window to front, coving and range of fitted wardrobes.

BEDROOM TWO

13' 9" x 9' (4.19m x 2.74m)

Double glazed window to rear, coving, airing cupboard and two fitted wardrobes.

BEDROOM THREE

8' 10" x 6' 8" (2.69m x 2.03m)

Double glazed bay window to front, coving, vanity units with drawers, storage cupboard and fitted single bed base.





FAMILY BATHROOM

8' 6" x 4' 7" (2.59m x 1.4m)

Opaque double glazed window to rear, coving and vinyl flooring. Panel bath with shower mixer tap, wall mounted wash hand basin and storage unit with work surface over.

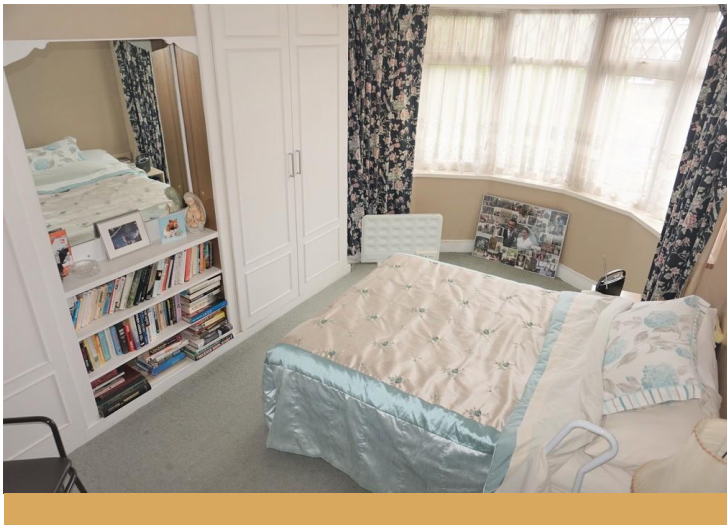
SEPARATE WC

Opaque window to rear, low level WC and wood laminate flooring.

REAR GARDEN

80' (24.38m) Approx

Mainly laid to lawn with patio area, wooden storage shed and mature shrub borders.



FRONTAGE

Path to front door with laid lawn and mature shrub borders.

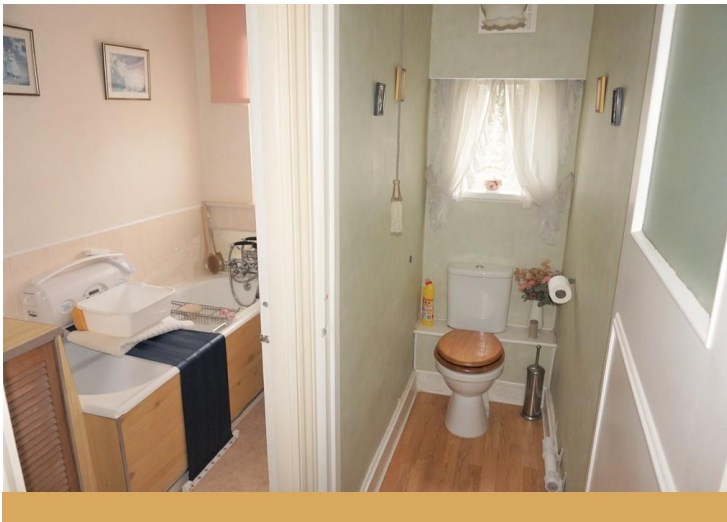
TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 91sqm (Approx 980sqft)

COUNCIL TAX BAND 'E'

DIRECTIONS

From our office at the top of Westmoreland Road turn left at the traffic lights into Pickhurst Lane. Continue through the next set of traffic lights and take the next turning on the right into Wickham Chase. The property can be found on the right hand side.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		



GROUND FLOOR
APPROX. FLOOR
AREA 44.5 SQ.M.
(479 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.9 SQ.M.
(484 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.4 SQ.M. (963 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only
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Local Authority: Bromley London Borough Council

Council Tax Band: Band E

Viewings: Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.