



**Goodhart Way, West Wickham, BR4 0EX**

**£675,000 Freehold**

Spacious and well presented three bedroom semi detached house conveniently situated for West Wickham Station and close to both Langley Park and Pickhurst Schools. The accommodation has been extended by its current owners and comprises lounge and 20'2 dining room, fitted kitchen with integrated appliances, downstairs cloakroom and family bathroom with separate WC upstairs. Externally there is a detached garage accessed via the shared driveway, with a 115' x 30' rear garden mainly laid to lawn with a large patio area. The frontage could be paved to provide off street parking if required and the house can be further extended to rear and/or loft as others in the road have done (STPP).

## PORCH

Double glazed porch to front.

## ENTRANCE HALL 17'10 x 6'4 (5.44m x 1.93m)

Hardwood front door leads into entrance hall with double glazed window to side, coving, radiator and wood effect Kardine floor. Large cloaks cupboard and under stair storage cupboard.

## CLOAKROOM

Opaque double glazed window to side and wood effect Kardine flooring. Low level WC, vanity wash hand basin on unit with local tiling and mirror above.

## LOUNGE 17'5 x 11'10 into bay (5.31m x 3.61m into bay)



Double glazed bay window to front, coving and radiator. Recessed brick fireplace with wooden mantle and shelving with storage to sides.

## DINING ROOM 20'2 x 10'3 (6.15m x 3.12m)



Double glazed sliding doors to rear leading to patio. Coving, radiator and doors to lounge and kitchen.

## FITTED KITCHEN 15' 5 x 8'8



Dual aspect with opaque double glazed window to side and double glazed window to rear. Range of wall and base units with work surfaces over and local tiling, 1.5 bowl sink with mixer tap and drainer, wall mounted Worcester Bosch boiler and Kardine flooring. Integrated fridge freezer, Hotpoint four ring electric hob with extractor hood over and integrated electric double oven. Space and plumbing for washing machine, dishwasher and tumble dryer.

## LANDING

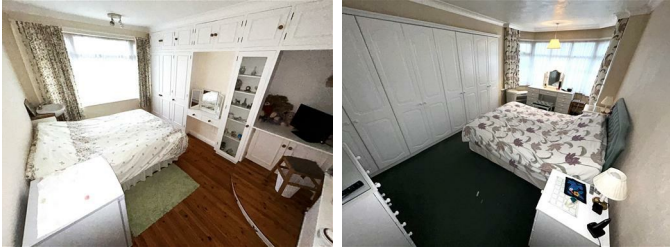


Double glazed window to side, coving and loft access hatch.

## BEDROOM ONE 17'4 x 9'4 to wardrobes and into bay (5.28m x 2.84m to wardrobes and into bay)

Double glazed bay window to front, coving and radiator. Range of fitted wardrobes to one wall.

**BEDROOM TWO 12'11 x 8'8 to wardrobes  
(3.94m x 2.64m to wardrobes)**



Double glazed window to rear, coving, radiator and stripped wood flooring. Range of fitted wardrobes to one wall with vanity unit and wash hand basin on unit providing storage below.

**BEDROOM THREE 8'11 x 7'3 (2.72m x 2.21m)**

Double glazed bay window to front and radiator.

**FAMILY BATHROOM**



Opaque double glazed window to rear, fully tiled walls, wall mounted mirrored medicine cabinet and Kardine flooring. Panel bath with shower mixer tap, pedestal wash hand basin with mirror and light over, linen cupboard and chrome towel warmer.

**SEPARATE WC**

Opaque double glazed window to side, Kardine floor and low level WC.

**REAR GARDEN 115' x 30' approx (35.05m x 9.14m approx)**



Paved patio area with outside tap leads to large laid lawn area with mature tree and shrub borders, side access gate and wooden storage shed to rear.

**DETACHED GARAGE 16'1 x 9'5 (4.90m x 2.87m)**

Detached garage to side accessed by shared driveway. Up and over door to front, personal door to side, power and light.

**FRONTAGE**



Paved pathway leads to porch with laid lawn area and mature shrub borders.

**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 108sqm (Approx. 1163sqft)

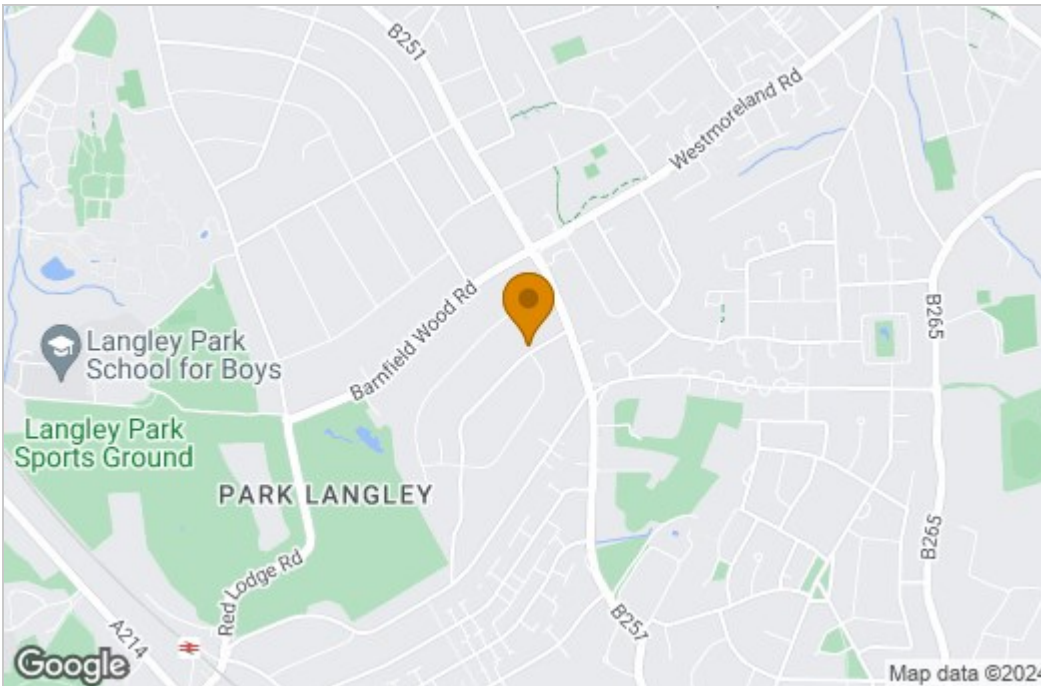
**COUNCIL TAX BAND 'D'**

# Floor Plan

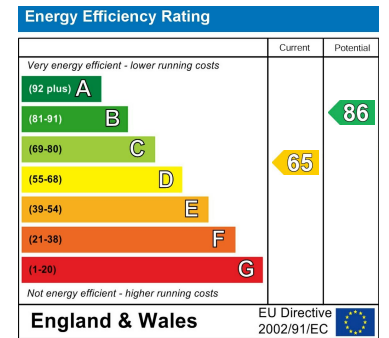


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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