



Goodhart Way, West Wickham, BR4 0ES

£700,000 Freehold

'Chain Free' three bedroom semi detached house close to the sought after Langley Girls & Boys Schools, the shops and facilities of West Wickham High Street and mainline station. The spacious accommodation comprises 28'2 lounge/diner, conservatory, fitted kitchen, three double bedrooms, large family bathroom with separate shower cubicle. To the exterior there is a mature 73' rear garden with patio and to front a 45' x 32' driveway offering ample off street parking and garage to side. The property requires full renovation and can be extended STPP but has all the potential to make into a long term family home.

ENTRANCE HALL 16'8" x 6'5" (5.08 x 1.96)



Hardwood front door with opaque lead light windows around leads into entrance hall. Plate rail, radiator, under stair cupboard and stairs up.

CLOAKROOM

Opaque double glazed window to side, radiator, wood laminate floor and half tiled walls. Low level WC and wall mounted vanity wash hand basin.

LOUNGE/DINER 28'2" x 13'0" (8.59 x 3.96)

Open plan lounge/diner comprising:

LOUNGE 14'5" x 13'0" (4.39 x 3.96)



Double glazed bay window to front, coving and radiator. Wall lights, picture light, ornate ceiling rose and gas feature fireplace with tiled mantle and hearth.

DINING ROOM 14'3" x 11'4" (4.34 x 3.45)



Double glazed sliding doors to rear leading to conservatory. Coving, radiator, walls lights, picture light, ornate ceiling rose and brick feature fireplace.

CONSERVATORY 13'6" x 11'4" (4.11 x 3.45)



Glazed conservatory with double glazed French door to side leading to patio area. Wall lights and extractor fan.

KITCHEN 14'10" x 8'6" (4.52 x 2.59)



Double glazed window and door to rear, coving, wood laminate floor and wall mounted Worcester Bosch boiler. Range of wall units with under lights and base units with work surfaces over, local tiling and 1.5 bowl stainless steel sink with mixer tap and

drainer. Integrated NEFF oven with four ring gas hob over and extractor hood.

LANDING 8'1" x 7'10" (2.46 x 2.39)

Double glazed lead light window to side, picture rail and loft access hatch to part boarded loft with ladder and light.

BEDROOM 13'11" x 10'5" TO WARDROBES & INTO BAY (4.24 x 3.18 TO WARDROBES & INTO BAY)



Double glazed bay window to front, radiator and ranged of fitted wardrobes to one wall with central vanity unit and mirror.

BEDROOM 14'3" x 9'9" TO WARDROBES (4.34 x 2.97 TO WARDROBES)



Double glazed window to rear, coving, radiator and wash hand basin on vanity unit with mono bloc mixer tap and storage below. Range of fitted wardrobes to one wall.

BEDROOM 10'6" x 7'10" INTO BAY (3.2 x 2.39 INTO BAY)



Opaque lead light oriel window to front and double glazed bay window to side. Coving, radiator and wall light.

FAMILY BATHROOM 10'5" x 8'10" (3.18 x 2.69)



Opaque double glazed windows to rear and side, coving and radiator. Down lights, fully tiled walls, airing cupboard, white ladder towel warmer, mirrored medicine cabinet and Amtico flooring. Low level WC, pedestal wash hand basin, panel bath and shower cubicle with wall mounted Mira shower.

REAR GARDEN 73'0" x 32'0" (22.25 x 9.75)



Mature rear garden with tree and shrub borders around laid lawn area with wooden storage shed to rear and patio area with outside tap and side access gate.

FRONTAGE 45'0" x 32'0" (13.72 x 9.75)



Paved driveway providing off street parking for several cars with mature tree and shrub beds.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 109sqm (Approx 1173sqft)

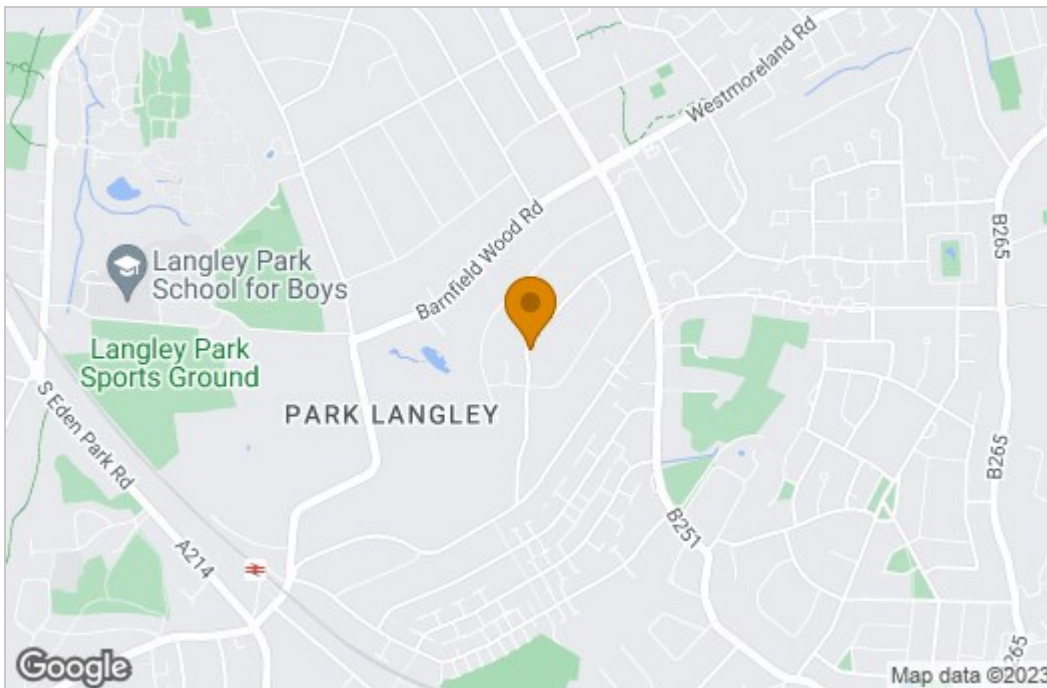
COUNCIL TAX BAND 'E'

Floor Plan

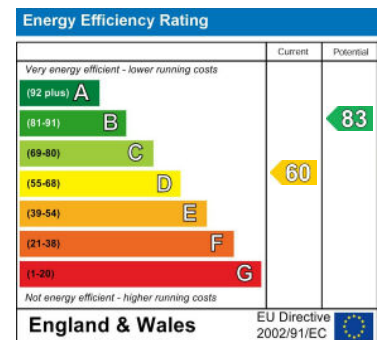


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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