



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

**£750,000 Freehold**

Outstanding three bedroom semi detached house with 110' South East facing garden and ample off street parking to front perfectly situated for Langley Park and Pickhurst Schools, West Wickham Station & High Street. Internally the accommodation is beautifully presented with Amtico flooring downstairs and comprises 16' x 12'6 lounge, 18'9 x 14'1 open plan fitted kitchen/diner with integrated appliances, three bedrooms and family bathroom with separate shower. Externally there is 110' South East facing rear garden mainly laid to lawn with a large flagstone patio. The frontage provides off street parking for several cars and the opportunity to extend to the rear and/or the loft (STPP).



## **PORCH**

Double glazed porch with wall light.

## **ENTRANCE HALL 16'10 x 6' (5.13m x 1.83m)**

Hardwood front door leads into entrance hall with coving, dado rail and radiator in cover. Large vented under stair cupboard with washing machine and tumble dryer, second under stair cupboard and Amtico flooring.

## **LOUNGE 16' x 12'6 (into bay) (4.88m x 3.81m (into bay))**



Double glazed bay window to front with fitted white plantation shutters, coving, radiator and wall lights. Pebble effect electric feature fireplace, waist height storage either side of chimney breast with shelving over and Amtico flooring.

## **KITCHEN/DINER**



Double glazed windows and French doors to rear, coving, wall lights and Amtico flooring. Range of modern 'handle less' wall and base units in grey with compact marble laminate work surfaces, returns and breakfast bar. Inset 1.5 bowl graphite sink with mixer tap and drainer and Vaillant boiler within wall unit, Integrated Zanussi appliances including four ring induction hob with extractor hood over, tall fridge freezer, electric oven, microwave and wine cooler.

## **LANDING 8'2 x 6'8 (2.49m x 2.03m)**

Opaque double glazed window to side, coving, loft access hatch and dado rail.

## **BEDROOM ONE 16' x 9'9 (to wardrobes) (4.88m x 2.97m (to wardrobes))**



Double glazed bay window to front with fitted white plantation shutters, coving, radiator and range of white fitted double wardrobes to one wall.

## **BEDROOM TWO 13'1 x 11'9 (3.99m x 3.58m)**



Double glazed window to rear with fitted white plantation shutters, coving and radiator.

## **BEDROOM THREE 8'9 x 6'9 (into bay) (2.67m x 2.06m (into bay))**

Double glazed bay window to front with fitted white plantation shutters, coving and radiator.

## FAMILY BATHROOM



## TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 99sqm (Approx 1066sqft)

## COUNCIL TAX BAND 'E'

## REAR GARDEN 110' x 25' (approx) (33.53m x 7.62m (approx))



South East facing rear garden with large flagstone paved patio leading to laid lawn with mature tree and shrub borders, wood garden shed, side access gate, outside light and tap.

## FRONTAGE



Driveway providing off street parking for several cars.

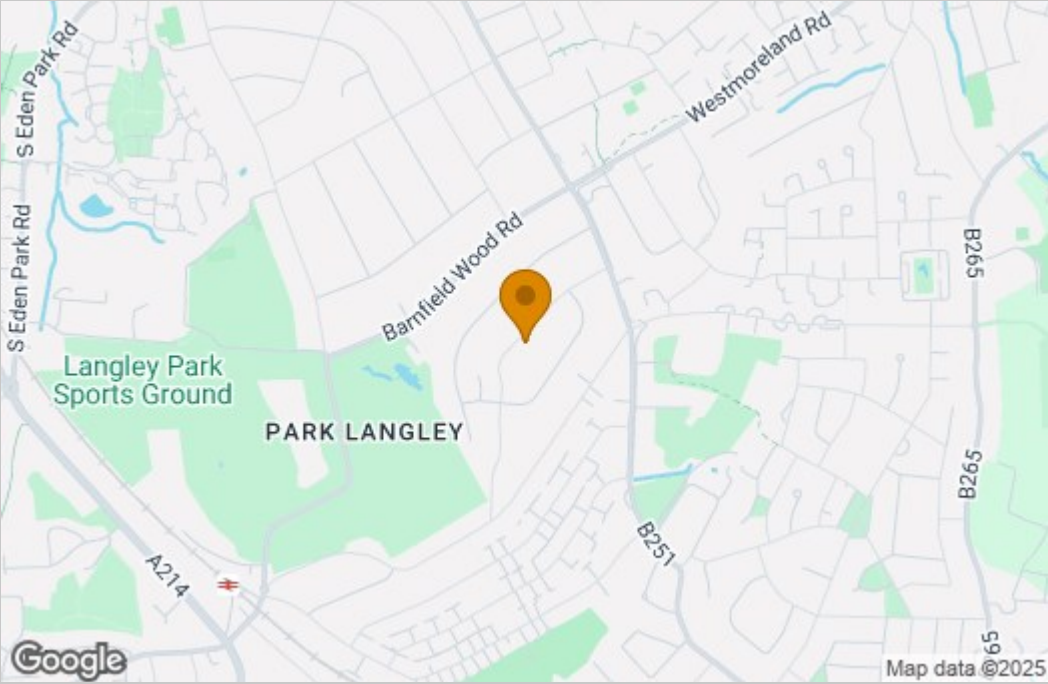


Floor Plan

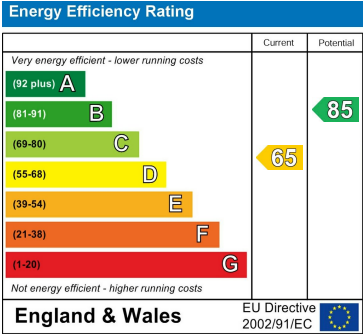


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix 6/2025

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.