

Property Address: 4A The Drive, West Wickham, Kent BR4 0EP



Asking Price: £1,100,000 Offers in excess of

Tenure: Freehold

Andrew Kingsley is delighted to offer 'For Sale' this generously proportioned and stylishly presented character 4 Bed Detached Family Residence, offset from the road by a deep & wide Block Paved Driveway and situated in a prime residential road well within the catchment area of the favoured Langley schools and close to all the excellent and varied amenities offered by the area including a choice of railway stations and schools.

Internally the accommodation comprises: Ground Floor - Entrance Hall, Downstairs Cloakroom, 2 separate reception rooms and a modern fitted & integrated Kitchen. **First Floor** - 4 bedrooms and a large Family Bathroom.

Other benefits include: Gas Fired Central heating via radiators ('Valliant' Combination Gas Boiler for C/H and H/W), double glazed windows and doors, original Oak Parquet Flooring (laid in a Herringbone Pattern), carpets as fitted, Ceramic Tiled floors as stated, branded integrated appliances to Kitchen with a stunning Central Island/Breakfasting-bar, feature Fireplace (Real Flame Gas fire) to both reception rooms, a large stylish Family Bathroom, a genuine Galleried Landing, neutral décor throughout, a generous Block Paved Driveway to the front elevation providing off street parking for numerous vehicles plus access to an Integral Garage with a powered (electrically operated) up-and-over Garage Door and a lovely Southerly aspect rear Garden. The added Potential to extend – S.T.P.A.

Nearest railway stations:- West Wickham (430 yards), Hayes/Kent (0.9 miles), Eden Park (1 mile), Bromley South Main-line (1.7 miles) and Shortlands (1.8 miles).

Nearest primary schools:- Hawes Down Primary School (580 yards), Langley Park Primary School (0.6 miles), Oak Lodge Primary School (0.7 miles), Pickhurst Academy (0.7 miles), Pickhurst Infant Academy (0.7 miles), Unicorn Primary School (0.9 miles), Forest Academy (1.2 miles), Highfield Junior School (1.2 miles), Highfield Infants' School (1.2 miles) and Orchard Way Primary School (1.4 miles).

Nearest secondary schools:- Langley Park School for Girls (0.6 miles), Langley Park School for Boys (0.7 miles), Hayes School (1.3 miles), Orchard Park High School (1.3 miles) and Harris Academy Beckenham (1.5 miles).

In our opinion this stylish and immaculately presented 4 Bed Detached character family property with the added potential to extend – S.T.P.A, should be viewed at your earliest possible convenience! Book your viewing with 'Andrew Kingsley' Est. Agts. without further delay!

ACCOMMODATION: (All room sizes are approximate)

ENCLOSED ENTRANCE PORCH: Hard Wood Panelled Entrance Door (top section - multi-paned/single glazed Bevelled glass) with matching side flanking panels to front elevation, Quarry Tiled Floor, Light and a Hard Wood Panelled Front Door (single glazed/Bevelled glass centre panel) leading to Entrance Hall:-

ENTRANCE HALL: Oak Parquet flooring (laid in a Herringbone pattern), Skirting, Picture Rail, Coved ceiling, 4 downlighters to ceiling, feature school style double column radiator (Cast Iron), 'Honeywell' Thermostat Control to wall for C/H, Alarm Panel to wall, power point, Panelled Door leading to Integral Garage, Panelled Door leading to Living Room, Panelled Door leading to Dining Room, Architrave Opening leading to Kitchen, Panelled Door to Understairs Storage Cupboard with Light, Panelled Door leading to a Downstairs Cloakroom and Stairs leading to a Galleried style First Floor Landing area. * (Black Nickel Door furniture plus light switches and power points).



DOWNSTAIRS CLOAKROOM: Double Glazed Window (metal framed/white powder coated finish/top opener/lever lock with key/obscured glass) to side elevation, Ceramic Tiled Floor, feature school style double column radiator (Cast Iron), wall hung Wash Hand Basin with a chrome plated mixer tap/chrome plated press release sink plug/exposed chrome plated waste, Low Level W.C., with a concealed Cistern (RAK Ceramics), Air Vent to side wall and a light fitting to ceiling.

KITCHEN: 14' 8" (4.48m) x 13' 2" (4.01m). Double glazed Windows (metal framed/white powder coated finish/2 side casement openers/lever locks with key) to rear elevation with views over Garden, internal 'Corian' Window Sill, Hard Wood Panelled Door (2 matching inset double glazed panels/decorative leaded sections) leading to side pedestrian access to property for front and rear access, feature school style double column radiator (Cast Iron), extensive range of high gloss Laminated wall and base units with 'Corian' work top surfaces over, matching 'Corian' short upstands, inset single bowl Sink Unit (stainless steel) with a mixer tap (brushed metal finish/spray fitting), Drainer etched into 'Corian' Work top surface adjacent to Sink Unit, inset 'Smeg' dual-fuel Cooker (brushed stainless steel finish) - 5-Burner Gas Hob/Fan Assisted Electric Oven with Grill/additional smaller Electric Oven with Grill, large Splash-back to wall above, Extractor Hood with a Glass Canopy (3-speed Fan/dual filters/2 downlighters) above, integrated 'Siemens' Dishwasher behind a matching Door front, space for a tall Fridge/Freezer, large central Island Breakfast Bar with a 'Corian' work top surface over and matching High Gloss Laminate units to base – drawer and cupboard units, drop pendant light fitting to ceiling over Island Breakfasting Bar plus downlighters to ceiling. Double Dimmer Switch (Black Nickel finish) and power points (Black Nickel finish).

PICTURES OF THE KITCHEN



DINING ROOM: 14' 4" (4.37m) x 13' 8" (4.18m). Feature deep double glazed Bay windows to front elevation (metal framed/white powder coated finish/2 side casements openers/top opener/lever locks with key/Square leads) to front elevation, internal tiled Window Sill, feature school style double column radiator (Cast Iron), Oak Parquet flooring (laid in a Herringbone pattern), moulded skirting, Dado Rail to wall, moulded coved cornice, drop pendant light fitting to ceiling, T.V. Aerial Point, feature Fireplace (moulded wood surround – painted/Cast Iron Fireplace with Tiled slips/Slate Hearth/inset Dog & Basket with a Real Flame Gas Fire/Coal effect, Dimmer Switch (Black Nickel finish) and power points (Black Nickel finish).

PICTURE OF THE DINING ROOM



LIVING ROOM: 14' 5" (4.40m) x 13' 6" (4.11m). Feature Bay to rear elevation – Double glazed French doors (metal framed/white powder coated finish/square leads) leading to Patio area of rear Garden, double glazed Bay windows (metal framed/white powder coated finish/2 side casement openers/lever locks with key/square leads) to rear elevation with views over rear Garden, internal Tiled Window Sill, double panel convector radiator, Oak Parquet flooring (laid in a Herringbone pattern), moulded skirting, Dado Rail to walls, moulded coved cornice, feature Fireplace (moulded wood surround – painted/Cast Iron Fireplace with Tiled slips/Slate Hearth/inset Dog & Basket with a Real Flame Gas Fire/Coal effect), drop pendant light fitting to ceiling, 2 downlighters to ceiling (French doors end of Room), T.V. Aerial Point and power points (Black Nickel finish).



STAIRS LEADING TO FIRST FLOOR LANDING AREA: Newel Post/Balustrade/Banister Rail, Dado Rail to wall, carpet as fitted and stairs leading to **HALF LANDING AREA:-** Newel Post/Balustrade/Banister Rail, carpet as fitted, moulded skirting, Dado Rail to wall, feature large double glazed Window (metal framed/white powder coated finish/side casement opener/lever lock with key/square leads/obscured glass) to side elevation and stairs leading to a genuine Galleried style First Floor Landing area:-

FIRST FLOOR LANDING: A genuine spacious Galleried Landing area – Newel Posts/Balustrade/Banister Rail, carpet as fitted, moulded skirting, Dado Rail to walls, coved ceiling, Loft Hatch providing access to Loft space, feature school style double column radiator (Cast Iron), Panelled Door (Black Nickel door furniture) to a Built-in Cupboard housing a wall mounted 'Vaillant Eco-Tec Pro 28' Combination Gas Boiler for C/H and H/W, double power point (Black Nickel finish), light switch (Black Nickel finish) downlighter to ceiling and Panelled doors (Black Nickel door furniture) leading to:-



BEDROOM ONE: 14' 4" (4.37m) x 13' 9" (4.18m). Feature double glazed Bay windows (metal framed/white powder coated finish/2 side casement openers/top opener/lever locks with key/square leads) to front elevation, internal curtain rail and curtains to Bay, double panel convector radiator, Air Vent to front wall, carpet as fitted, moulded skirting, coved ceiling, drop pendant light fitting to ceiling and power points.



BEDROOM TWO: 13' 6" (4.10m) x 13' 2" (4.01m). Double glazed windows (metal framed/white powder coated finish/2 side casement openers/lever locks with key) to rear elevation with views over Garden, internal curtain pole and curtains to windows, double panel convector radiator, Air Vent to rear Wall, moulded skirting, drop pendant light fitting to ceiling and power points.



BEDROOM THREE: 13' 10" (4.22m) x 12' 2" (3.71m). Double glazed windows (metal framed/white powder coated finish/2 side casement openers/top opener/lever locks with key/square leads) to front elevation, internal curtain pole and curtains to window, double panel convactor radiator, carpet as fitted, moulded skirting, drop pendant light fitting to ceiling, Air Vent to side wall, Door to under-eaves Storage Cupboard x 2 and power points.



BEDROOM FOUR: 8' 11" (2.71m) x 8' 2" (2.49m). UPVC double glazed Window (metal framed/white powder coated finish/side casement opener/lever lock with key) to rear elevation with views over Garden, internal curtain pole and curtains to Window, single panel convactor radiator, Air Vent to rear wall, moulded skirting, coved ceiling and power points.



FAMILY BATHROOM: 9' 3" (2.82m) x 6' 7" (2.00m). Double glazed windows (metal framed/white powder coated finish/side casement opener/top opener/lever locks with key/obscured glass) to rear elevation, internal tiled Window Sill, Ceramic Tiled Floor, half tiled walls, coved ceiling, Air Vent to side wall, downlighters to ceiling, feature school style double column radiator (Cast Iron), Low Level W.C., with a chrome plated push button flush, wall hung large Wash Hand Basin with a chrome plated mixer tap/drawer beneath, Free Standing Double Ended Bath with a Free Standing Bath Shower Mixer and Bath Tap.



EXTERIOR.

FRONT ELEVATION: Brick Wall to Pavement Boundary. Fenced and hedged boundaries to adjacent sides. Mature shrub borders plus trees. Large Block Paved Driveway providing off street parking for numerous vehicles, access to an Enclosed Entrance Porch to House, access to an Integral Garage and a Timber Gate providing access to a side pedestrian access to the property. Further side pedestrian access to property - currently bricked off.

INTEGRAL GARAGE: 17' 0" (5.17m) x 8' 5" (2.57m). Powered (electrically operated) up-and-over Garage Door - Oak Panelled effect to exterior finish - Fibreglass construction, Window (Timber framed/single glazed/obscured glass) to side elevation, Hard Wood Panelled Door leading to Entrance Hall of property, Electric Meter and Gas Meter to wall, Consumer Unit to wall, power & light.

REAR GARDEN: Large rear Garden. Southerly Aspect. Full width Stone Paved Patio area. Fenced boundaries. Mainly laid to lawn with flower and mature shrub borders plus trees. Wide side pedestrian access - Paved with a Brick edge. Adjacent side pedestrian access - laid to Gravel with a Garden Shed - Brick wall to front of property.

PICTURES OF THE LOVELY SOUTHERLY ASPECT REAR GARDEN



MORE PICTURES OF THE LOVELY SOUTHERLY ASPECT REAR GARDEN

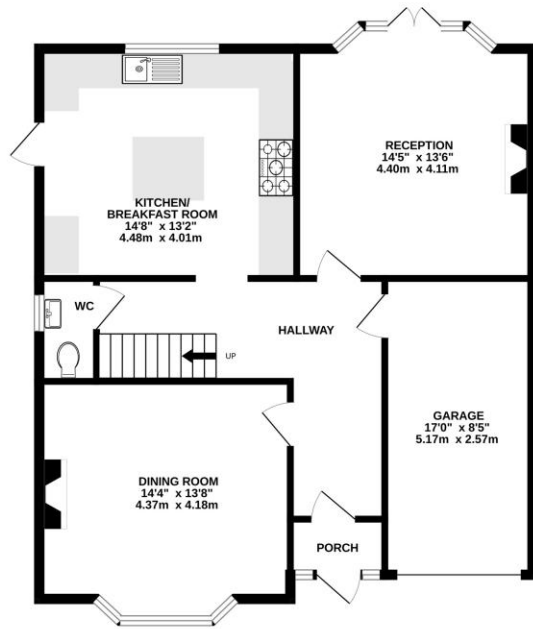


SIDE PEDESTRIAN ACCESS – GATED SIDE.

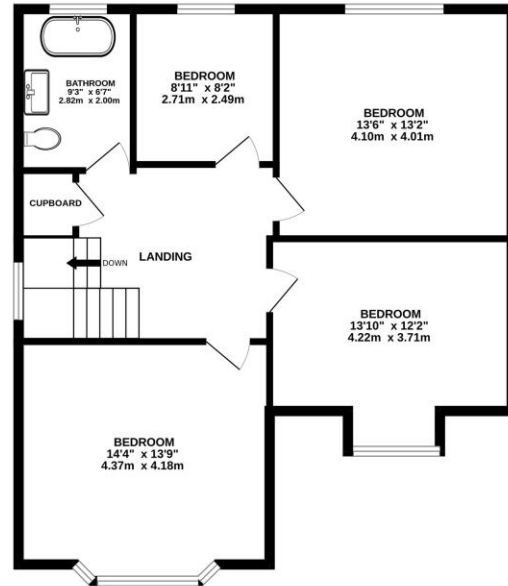


FLOOR PLAN

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 1671 sq.ft. (155.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**ALL VIEWINGS STRICTLY VIA SOLE SELLING AGENT
ANDREW KINGSLEY**

020 8650 1886

Or call Andrew Kingsley's Mobile Number

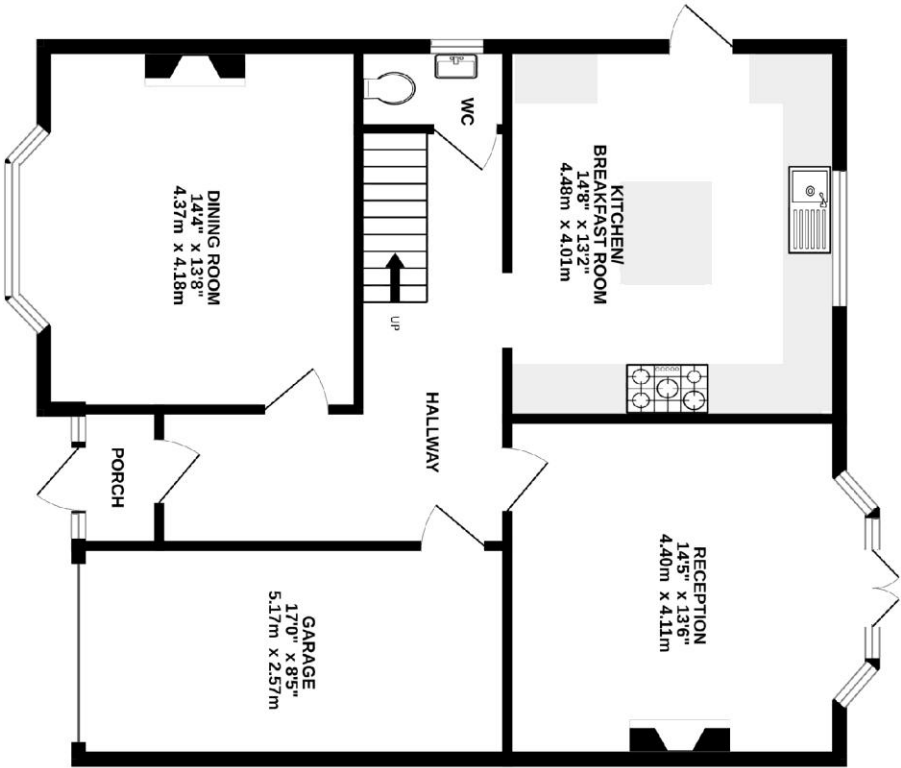
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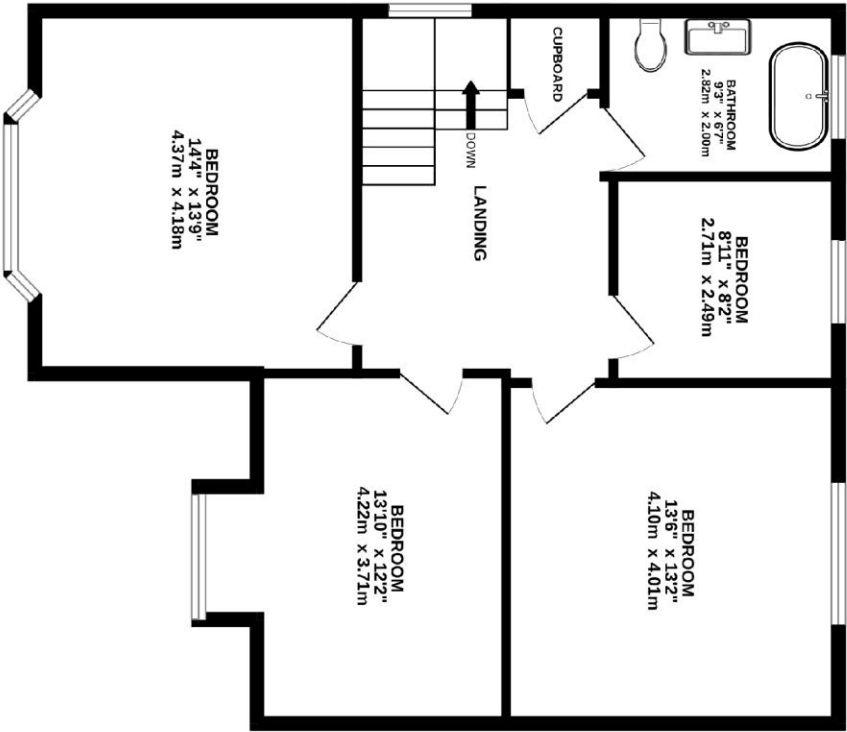
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