



GUIDE PRICE

£750,000

Brambledown Close

West Wickham, BR4 0HS

PROPERTY SUMMARY

****Guide Price £750,00 - £775,000**** Sinclair Hammelton is delighted to present this immaculately presented two double-bedroom detached bungalow, tucked away in a highly sought-after cul-de-sac in West Wickham. Conveniently located close to highly regarded schools, local amenities, and excellent transport links, we strongly recommend an early viewing.

Approached via a few steps leading down to the front door, the property immediately impresses upon entering the welcoming hallway. This exceptional home boasts a stunning open-plan kitchen/breakfast room and benefits from a new Worcester boiler installed in July 2026, a spacious double-aspect living/dining room, a principal bedroom with en-suite shower room, off-street parking, and a substantial 112ft rear garden. Beautifully presented throughout, it offers the perfect blend of style, comfort, and practicality.

Ideally situated just a short walk from the popular outstanding Pickhurst school and the local shops at the junction of Westmoreland Road and Pickhurst Lane, the property also benefits from nearby bus routes providing easy access to Bromley Town Centre. Bromley South Station, approximately 1.2 miles away, offers fast and frequent services to London Victoria in around 18 minutes, while West Wickham Station is approximately 1.1 miles from the property.

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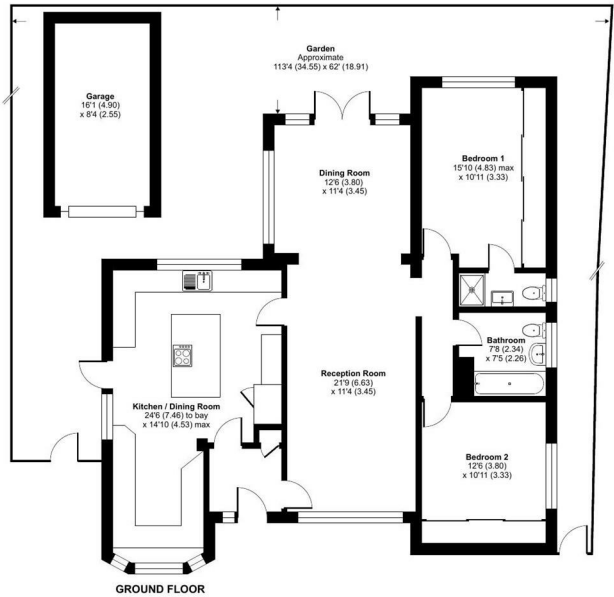






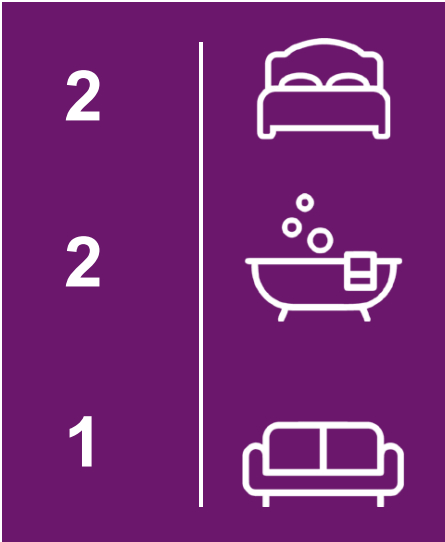
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Approximate Area = 1219 sq ft / 113.2 sq m
 Garage = 134 sq ft / 12.4 sq m
 Total = 1353 sq ft / 125.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Withers & Curlew. REF: 1523470

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC RATING: C COUNCIL TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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