

Windermere Road, West Wickham | £2,595 PCM



Located in a quiet tree lined road in West Wickham is this attractive 4/5 bedroom semi-detached house that has been completely refurbished and is up to date throughout (with an above average EPC rating). The road is close to reputable primary and secondary schools, local shops and good transport links.

The property offers approximately 1600 sq ft of internal living space with plenty of bespoke features and has a great deal of natural light flooding through it.

Upon entry you walk into a spacious hallway that has a third reception room/study that faces to the front of the house that could also be used as a 5th bedroom (double). There is also a separate WC and a shower/utility room that are newly fitted.

From the hallway there is also a good size living room with large bay window facing to the front of the house. From here you can walk through towards the rear of the house to enter into a lovely dining area that takes you round and through into a beautifully fitted new kitchen. This open plan living space combines all three rooms and has a seem-less flow to it.

To the rear of the house is a mature garden with pleasant views that offers a decked area as you step outside and then steps down to a lawned section that would be a pleasure for any budding gardener to spend time in and enjoy.

Back in the house upstairs you will find 4 more bedrooms (2 doubles and 2 large singles) as well as a newly fitted modern family bathroom.

To the rear there is a garage and to the side there is plenty of off street parking.

The house is decorated neutrally throughout with a mixture of new carpets and wooden flooring.

Pets are not allowed.

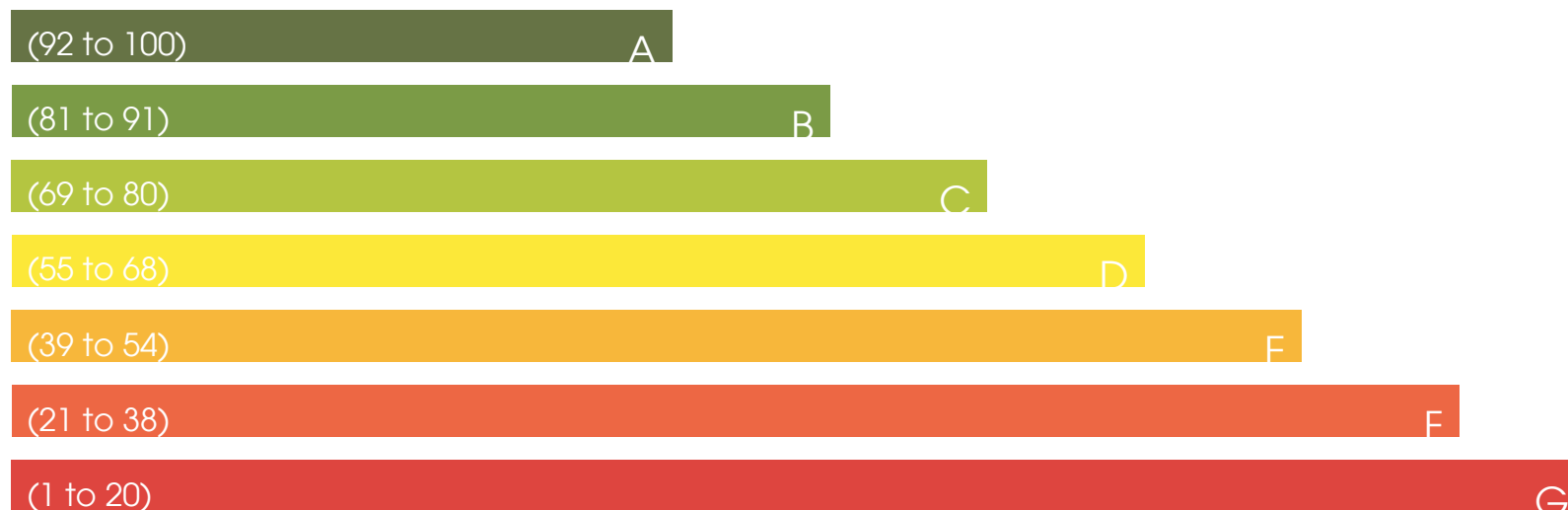
Available from 5th December 2022.



## Energy Efficiency Rating

Current

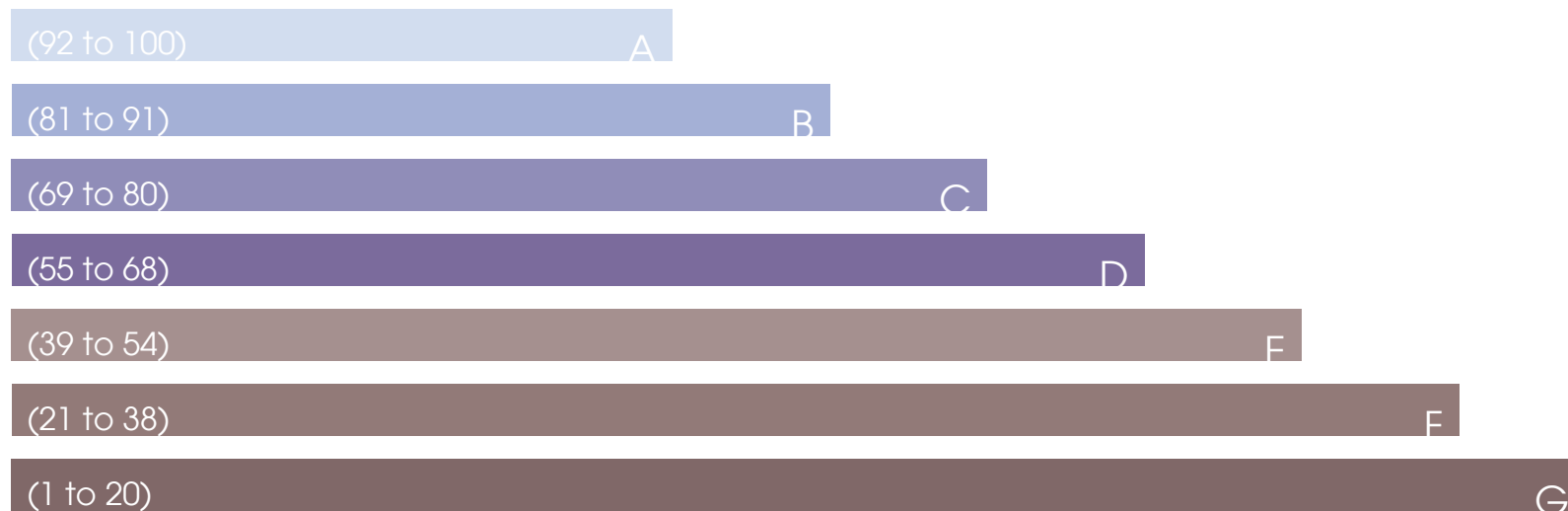
Potential



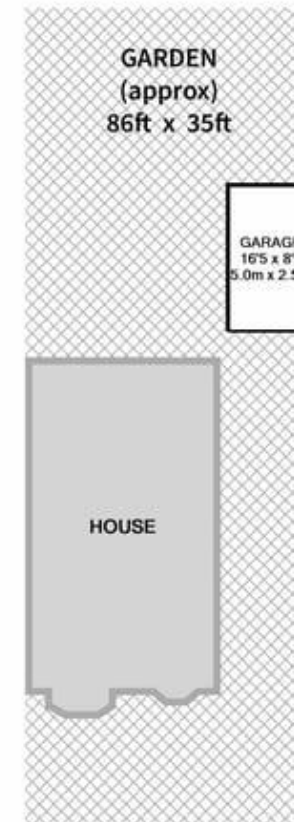
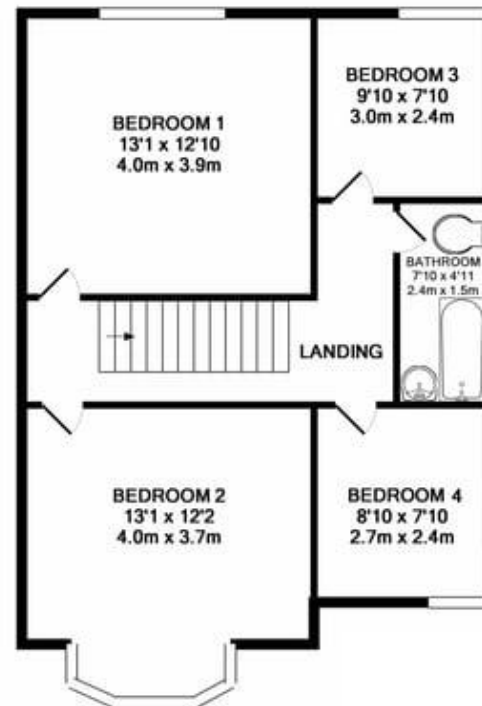
## Enviromental Impact (C0<sub>2</sub>) Rating

Current

Potential







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TOTAL APPROX. FLOOR AREA 1594 SQ.FT. (148.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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