

## Lawrence Road, West Wickham | £799,995



This stunning 4 bedroom semi detached house is located in a secluded cut-de-sac close to Wickham Common Primary School and within catchment for Hayes Secondary.

The house offers just under 1600 sq ft of living space and is beautifully decorated throughout.

The house has 2 reception rooms downstairs as well as an open plan kitchen diner.

Upstairs there are 4 good size bedrooms, the master having an en-suite bathroom as well as a modern family bathroom.

The garden is a good size and is an unusual wrap around plot that would offer lots of excitement for the kids if they enjoy exploring and climbing and would be ideal for keen gardeners looking to create a landscaped masterpiece but it's not a conventional flat lawned garden. As it is a "no through road" there is realistically an option for kids to play out the front the house as well, given the situation of the house within the street.

There is also parking for 3 cars on the driveway.





## Energy Efficiency Rating

Current Potential

(92 to 100)

A

(81 to 91)

B

(69 to 80)

C

(55 to 68)

D

(39 to 54)

E

(21 to 38)

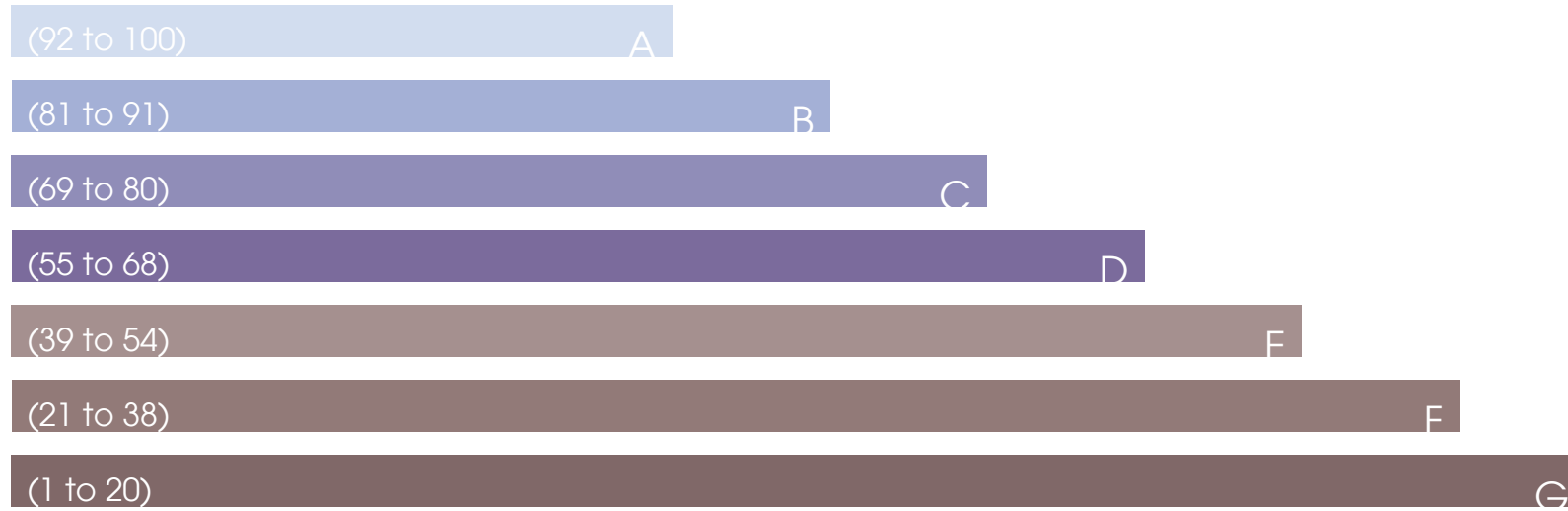
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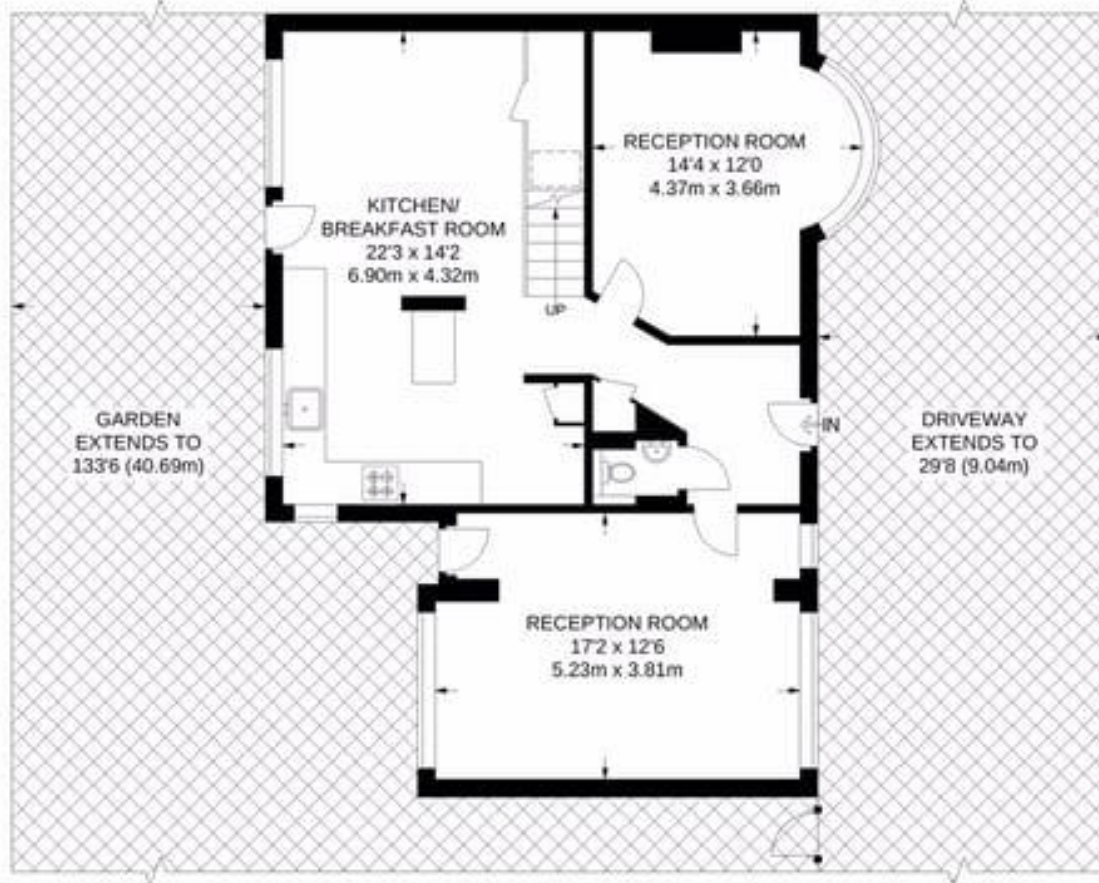
(1 to 20)

G

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

Current Potential





**GROUND FLOOR**  
775 SQ FT / 72 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
1585 SQ FT / 147.3 SQ M

●●● bromley property company



**FIRST FLOOR**  
810 SQ FT / 75.3 SQ M