

●●● bromley property company

Little Court, West Wickham | £875,000



Located in a quiet cut de sac in West Wickham is this beautiful 4/5 bedroom detached house.

The property offers approximately 1850 sq ft of living space and has been extended on the ground floor and the first floor.

The house has a large inviting hallway upon entry with a lovely living room to the front of the house. There is also a downstairs WC off the hallway as well as a study/potential 5th bedroom.

There is a second reception/family room that leads through to the beautiful kitchen at the rear of the property that has an island unit.

There is also a good size conservatory leading off the kitchen out to the rear garden and the property has a really nice flow to it on the ground floor.

Most of the downstairs has a lovely Amtico flooring running through it which give s stunning contemporary feel to the house.

Upstairs and you'll find 3 large double bedrooms and a single bedroom as well as a modern family bathroom. The master bedroom also has a walk in wardrobe and has an en-suite shower room.

The rear garden has a lovely patio area where you can entertain as well as a good size manageable garden. There is comfortable parking for 2 cars on the driveway at the front of the house.

Hayes, West Wickham and Coney Hall Village are all within easy reach of the house as are many local primary and secondary schools.

Hayes Train station is also within walking distance.

The property is available at the moment with a completed onward chain.

"Please note we are only arranging essential viewings at the moment for people who are either under offer or chain free due to the rising Covid levels and instructions from the government."





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)

F

Energy Efficiency Rating

Current

Potential

(1 to 20)

G

Environmental Impact (CO₂) Rating

Current

Potential

(92 to 100)

A

(81 to 91)

B

(69 to 80)

C

(55 to 68)

D

(39 to 54)

F

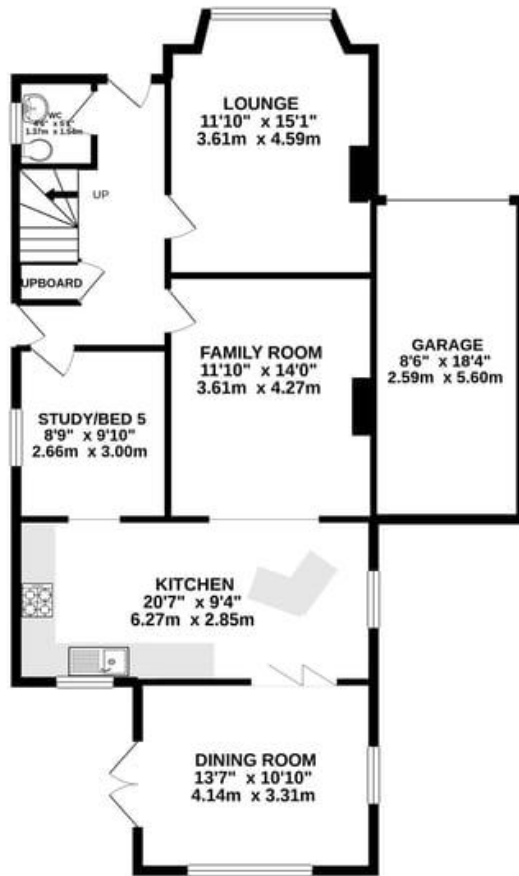
(21 to 38)

F

(1 to 20)

G

GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1832 sq.ft. (170.2 sq.m.) approx.

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.
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