

## Lawrence Road, West Wickham | £899,995



This stunning 5 bedroom semi detached house is located in a secluded cul-de-sac close to Wickham Common Primary School and within catchment for Hayes Secondary.

The house offers 2066 sq ft of living space and is beautifully decorated throughout and has huge potential to extend to the rear.

Upon entry the house has a large inviting hallway and you immediately notice how much natural light there is in the property. There is a downstairs WC off the hallway and there is a large through lounge/dining room that runs the depth of the property that also leads out to the large conservatory and eventually out to the large rear garden that is 116 ft long and backs onto fields offering stunning views.

There is also a large separate kitchen to the rear of the house that also has a good size utility room off of it.

Upstairs to the first floor and there is a large stunning hallway that even has room for a sofa as well as 4 double bedrooms of varying sizes as well as a family bathroom. The master bedroom has an en-suite shower room and again the natural light on this floor is exceptional.

Up again to the converted loft and you'll find another double bedroom as well as lots of eves storage.

Hayes Station is within walking distance if you go up and over the common and Coney Hall Village is also within walking distance but you will also benefit from living in a genuinely quiet location.

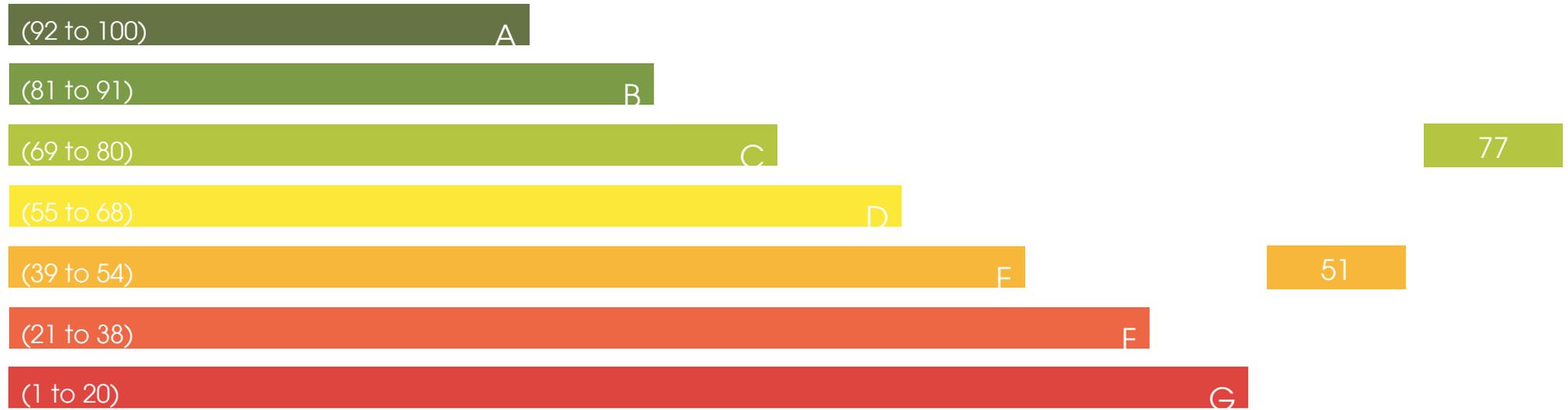
There is also parking for 2 cars on the driveway.



## Energy Efficiency Rating

Current

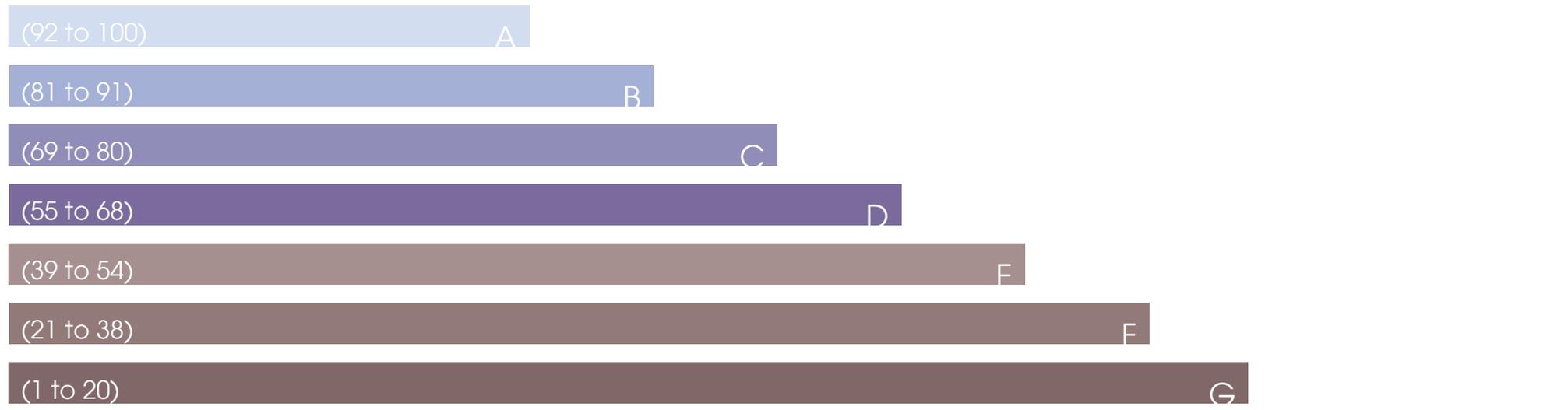
Potential

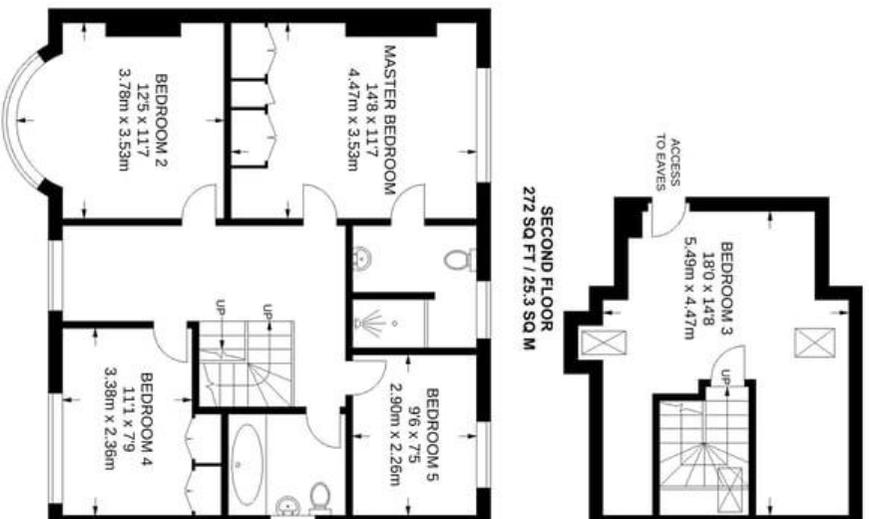
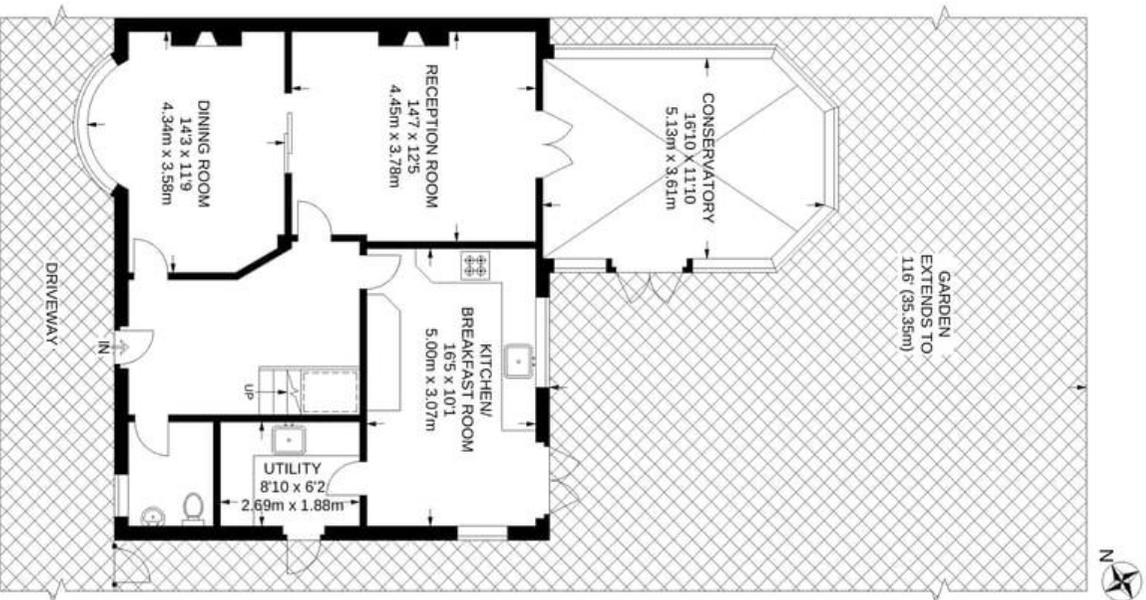


## Environmental Impact (CO<sub>2</sub>) Rating

Current

Potential





FIRST FLOOR  
802 SQ FT / 74.5 SQ M

APPROXIMATE GROSS INTERNAL AREA  
2066 SQ FT / 191.9 SQ M