





## 20 Coney Hill Road, West Wickham, Kent BR4 9BX

Handsome 1930's built four/five bedroom detached family home, enjoying a beautiful 122' x 40' south west facing garden, a short walk from a number of bus services and about 0.5 of a mile from Hayes Station in Station Approach. Two good proportion reception rooms, with the living room having an open fireplace, utility/white suite cloakroom and impressive 25' 5" extended kitchen/breakfast room overlooking the attractive garden. Kitchen with wood effect fitted units, granite work surfaces and integrated appliances. Four of the five bedrooms have fitted wardrobes and the fifth bedroom is currently a study. White suite bathroom and separate shower off the landing. Gas fired heating with radiators and double glazing. Charm and character with high ceilings, cornice and wood block parquet flooring to the hallway. The garden is richly planted with established shrub/flower borders and trees, a crazy paved terrace, shaped lawn and tranquil pond. Garage and parking for two/three vehicles.

### Location

Coney Hill Road runs between Addington Road and Croydon Road. Local schools include the sought after Hayes Secondary, Hawes Down Infant and Juniors and Wickham Common Primary school. Hayes Station and shops in Station Approach are about 0.5 of a mile away. Bus services are a short walk from the property on Addington Road and Croydon Road. West Wickham Common can be accessed off Croydon Road. Bromley High Street with The Glades Shopping Centre and Bromley South Station is about 2.4 miles away. West Wickham High Street, with a range of shops, restaurants and coffee shops is about 1.2 miles away. There are further shops at Coney Hall.



### Ground Floor

#### Entrance

Via enclosed porch with part double glazed door, double glazed front windows, a quarry tiled floor and oak front door to:

#### Hallway

5.23m x 2.12m (17' 2" x 6' 11") Radiator, picture rail, secondary glazed part stained glass leaded light front windows, wood block parquet flooring in a herringbone design, understairs cupboard with light housing gas and electric meters and consumer unit

#### Dining Room

5.11m into bay x 4.18m into alcoves (16' 9" x 13' 9") Double glazed leaded light front bay window, cornice, coal effect gas fire in a brick fireplace with a wooden fire surround, radiator, wood block parquet flooring to the edges of the room

#### Living Room

5.22m into alcoves x 4.59m (17' 2" x 15' 1") Two secondary glazed side windows, double glazed patio doors to garden, cornice, double radiator, brick open fireplace with a wooden mantelpiece

#### Kitchen/Breakfast Room

7.75m reducing to 6.80m (22' 4") x 3.93m increasing to 4.15m (13' 7") (25' 5" x 12' 11") Double glazed window to rear, double glazed doors to garden, two double radiators, engineered antique oak flooring, two triple glazed rear skylight windows, appointed with wood effect fronted fitted wall and base units and drawers, granite work surface and upstand, Franke stainless steel 1 1/2 sink and drainer with a brushed steel mixer tap and stainless steel integrated Bosch dishwasher, Neff stainless steel four ring gas hob with an extractor unit above and granite splashback, Neff electric double oven, Neff tall fridge, concealed lighting beneath wall units, brushed steel ceiling downlights, door to:

#### Utility/Cloakroom

2.70m x 1.44m (8' 10" x 4' 9") Double glazed side window, appointed with a white suite of pedestal wash basin and low level w.c., radiator, two wall units and corner shelving, plumbing/space for washing machine and space for freezer beneath laminate worksurfaces, extractor fan, brushed steel ceiling downlights

### First Floor

#### Landing

Picture rail, access to spacious loft with potential to extend (subject to planning permission) via aluminium ladder with some boarding, light and insulation

#### Bedroom 1

5.28m into bay x 4.14m into wardrobes and alcoves (17' 4" x 13' 7") Double glazed leaded light front bay window, radiator, dado rail, double and single fitted wardrobe to each alcove with a dressing table in between with two cupboards and high level storage cupboard above all to one wall

#### Bedroom 2

4.57m x 3.97m into alcoves (15' 0" x 13' 0") Double glazed rear window, picture rail, radiator, double and single wooden fronted wardrobe to one alcove

#### Bedroom 3

4.55m x 2.75m including wardrobes (14' 11" x 9' 0") Double glazed leaded light front window, double radiator, two double and two single fitted wardrobes plus a desk/dressing table with four drawers and a low level cupboard with shelving above and high level storage cupboards above to two walls

#### Bedroom 4

3.22m x 2.63m (10' 7" x 8' 8") Double glazed rear window, radiator, single wardrobe with two double and a single high level cupboard to one wall, part stained glass leaded light window to landing

#### Bedroom 5/Study

3.15m x 2.14m (10' 4" x 7' 0") Double glazed leaded light front window, radiator

#### Bathroom

3.60m x 1.87m (11' 10" x 6' 2") Double glazed rear window, white suite of pedestal wash basin, low level w.c. and bath with a chrome mixer tap/hand shower, tiled floor and walls to three sides of the bath and behind the w.c. and basin, otherwise part tiled walls, double radiator, double airing cupboard with slatted shelves housing the Vaillant boiler and hot water tank, shaver point, ceiling downlights

#### Shower Room

1.86m x 0.86m (6' 1" x 2' 10") Double glazed side window, white shower tray with tiled walls, Aqualisa shower, shower curtain, tiled walls, radiator, ceiling downlight,

### Outside

#### Rear Garden

37.35m x 12.20m (122' x 40') Crazy paved terrace to rear of house, water tap to one side of the house, shaped lawn, established beautifully stocked garden with a variety of shrub/flower borders and trees, tranquil pond with crazy paving around the pond, greenhouse, compost area, shed, covered log store to other side of house

#### Front Garden

Brick pavior drive for two/three vehicles, lawn, shrub/flower borders

#### Garage

5.04m x 2.61m (16' 6" x 8' 7") Part glazed double doors to front, light, power points, side window and door to a covered storage area with double doors to front, door to garden, water tap and light

### Additional Information

#### Council Tax

London Borough of Bromley – Band G. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

For coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)