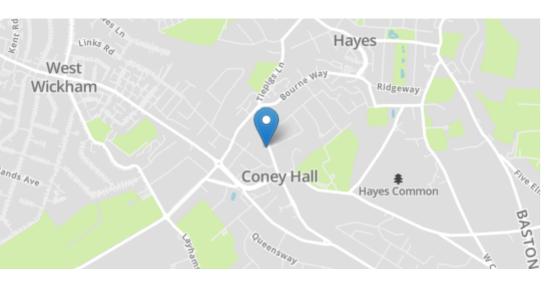
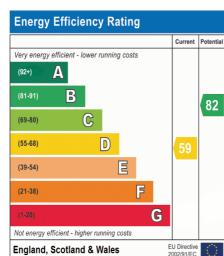
### West Wickham Office

- 318 Pickhurst Lane, West Wickham, BR4 OHT
- **2** 020 8460 7252
- westwickham@proctors.london

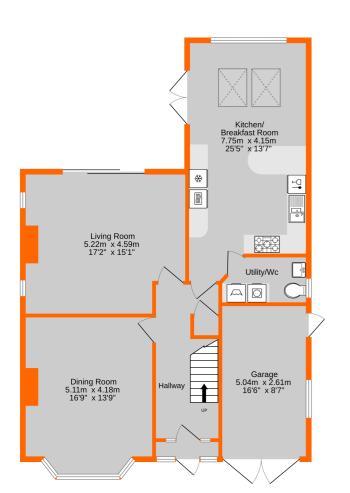


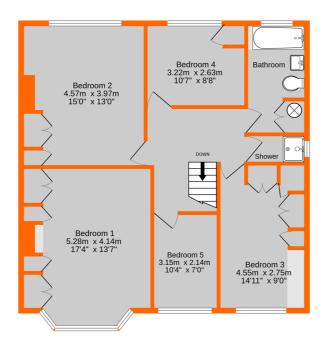




Ground Floor 85.4 sq.m. (919 sq.ft.) approx

1st Floor 83.6 sq.m. (899 sq.ft.) approx





Garage Sq.M Not Included In Total Approx. Floor Area TOTAL FLOOR AREA: 169.0 sq.m. (1819 sq.ft.) approx.

isdaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the gents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given. Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors

and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these ompanies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.

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Viewing by appointment with our West Wickham Office - 020 8460 7252

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

# Guide Price £1,075,000 Freehold

- Four/Five Bedroom Detached Home.
- Impressive 25' 5" Kitchen/Breakfast Room.
- Garage & Parking 2/3 Cars.
- Beautiful 122' South West Facing Garden.
- Two Good Proportion Reception Rooms.
- White Bathroom & Separate Shower.
- About 0.5 Mile Hayes Station.
- Number Of Popular Local Schools.

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## 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.

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 Picture rail, access to spacious loft with potential to extend 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 5.28m into bay x 4.14m into wardrobes and alcoves (17' 4" x 37.35m x 12.20m (122' x 40') Crazy paved terrace to rear or

### **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 4.57m x 3.97m into alcoves (15' 0" x 13' 0") Double glazed rear 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 4.55m x 2.75m including wardrobes (14' 11" x 9' 0") Double 5.04m x 2.61m (16' 6" x 8' 7") Part glazed double doors to front, glazed side windows, double glazed patio doors to garden,

### Kitchen/Breakfast Room

7.75m reducing to 6.80m (22' 4") x 3.93m increasing to 4.15m appointed with wood effect fronted fitted wall and base units window to landing and drawers, granite work surface and upstand, Franke stainless steel 1 1/2 sink and drainer with a brushed steel mixer Bedroom 5/Study tap and stainless steel integrated Bosch dishwasher, Neff 3.15m x 2.14m (10' 4" x 7' 0") Double glazed leaded light front stainless steel four ring gas hob with an extractor unit above window, radiator and granite splashback, Neff electric double oven, Neff tall fridge, concealed lighting beneath wall units, brushed steel Bathroom ceiling downlights, door to:

### Utility/Cloakroom

2.70m x 1.44m (8' 10" x 4' 9") Double glazed side window, sides of the bath and behind the w.c. and basin, otherwise part plumbing/space for washing machine and space for freezer point, ceiling downlights beneath laminate worksurfaces, extractor fan, brushed steel



### **First Floor**

### Landing

(subject to planning permission) via aluminium ladder with some boarding, light and insulation

### Bedroom 1

block parquet flooring in a herringbone design, understairs 13' 7") Double glazed leaded light front bay window, radiator, house, water tap to one side of the house, shaped lawn, cupboard with light housing gas and electric meters and dado rail, double and single fitted wardrobe to each alcove with established beautifully stocked garden with a variety of a dressing table in between with two cupboards and high level shrub/flower borders and trees, tranquil pond with crazy paving storage cupboard above all to one wall

fire in a brick fireplace with a wooden fire surround, radiator, window, picture rail, radiator, double and single wooden fronted Brick pavior drive for two/three vehicles, lawn, shrub/flower wardrobe to one alcove

### Bedroom 3

glazed leaded light front window, double radiator, two double light, power points, side window and door to a covered storage comice, double radiator, brick open fireplace with a wooden and two single fitted wardrobes plus a desk/dressing table with area with double doors to front, door to garden, water tap and four drawers and a low level cupboard with shelving above and light high level storage cupboards above to two walls

### Bedroom 4

(13' 7") (25' 5" x 12' 11") Double glazed window to rear, double 3.22m x 2.63m (10' 7" x 8' 8") Double glazed rear window, Council Tax glazed doors to garden, two double radiators, engineered radiator, single wardrobe with two double and a single high antique oak flooring, two triple glazed rear skylight windows, level cupboard to one wall, part stained glass leaded light

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 appointed with a white suite of pedestal wash basin and low tiled walls, double radiator, double airing cupboard with slatted level w.c., radiator, two wall units and comer shelving, shelves housing the Vaillant boiler and hot water tank, shaver



### **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

around the pond, greenhouse, compost area, shed, covered log store to other side of house

### Front Garden

### Garage

### **Additional Information**

London Borough of Bromley - Band G. For the current rate visit 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 checker.ofcom.org.uk/en-gb/mobile-coverage