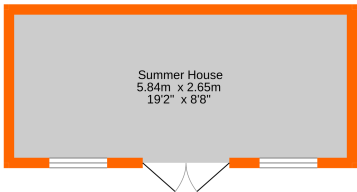


Outbuildings  
15.8 sq.m. (170 sq.ft.) approx.



Summer House & Garage Sq.M Not Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 115.2 sq.m. (1240 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



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

10 Coney Hill Road, West Wickham, Kent BR4 9BX  
£1,000,000 Freehold

- Beautifully Presented.
- Convenient Hayes Schools.
- Further Scope Extend S.T.P.P.
- 0.6 Mile Hayes Station
- 3 Bedrom Detached.
- Character Features.
- Two Reception Rooms.
- 130' x 29' West Facing Garden

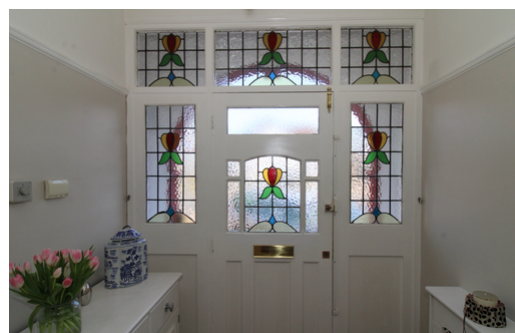


## 10 Coney Hill Road, West Wickham, Kent BR4 9BX

Offered for sale via our WEST WICKHAM OFFICE is this beautiful home of wonderful proportions, lovingly cared for by it's current owners and having a wealth of original features including leaded light windows and picture rails. With two generous reception rooms on the ground floor, as well as a modern kitchen which has an integrated Bosch dishwasher and under counter fridge, as well as a separate utility room and cloakroom. The first floor has light and spacious bedrooms and the family bathroom has a corner bath and large separate shower. The west facing 130' x 29' garden has a large summerhouse at the rear and there is a garage to the side of the house offering further potential, subject to the usual planning consents.

### Location

Coney Hill Road runs between Addington Road and Croydon Road. There are local shops on the corner of Addington Road and Tiepigs Lane and further shops in Station Approach and Hayes Station, which is about two thirds of a mile away. Bus services pass along Addington Road and Bourne Way. West Wickham High Street with some national stores, including a Sainsburys and Marks and Spencers supermarkets, various restaurants, coffee shops and banks is about one mile away. Local schools include Hawes Down Infant and Junior, Hayes and Wickham Common Primary and Hayes Secondary School. Bromley High Street with national stores, The Glades Shopping Centre, The Churchill Theatre, various restaurants and Bromley South Station is a little over two miles away.



### Ground Floor

#### Entrance Hall

5.26m x 2.21m (17' 3" x 7' 3") Part leaded light door and windows, covered radiator, picture rail, understairs cupboard with gas and electric meters, fuse board

#### Sitting Room

4.68m x 4.24m (15' 4" x 13' 11") Double glazed window to front with shutters, covered radiator, feature fireplace with granite hearth, stone surround and mantle piece, coal effect gas fire, picture rail

#### Dining Room

4.59m x 3.62m (15' 1" x 11' 11") Double glazed bi folding doors to rear covered radiator, feature fireplace with granite hearth, stone surround and mantle piece, coal effect gas fire, picture rail

#### Kitchen/Breakfast Room

3.45m x 2.72m (11' 4" x 8' 11") Double glazed sliding doors to side, range of beech effect wall and base units with granite work surface over, stainless steel Franke sink with chrome mixer tap and filtered water tap, tiled splashbacks, integrated under counter fridge/freezer and Bosch dishwasher, chrome heated towel rail, space for range style oven, Smeg stainless steel extractor fan, wood effect laminate flooring

#### Utility Area

1.36m x 0.84m (4' 6" x 2' 9") Double glazed window to rear, space/plumbing for stacked washing machine and tumble dryer

### Cloakroom

1.29m x .84m (4' 3" x 2' 9") Low level w.c., ceramic sink with chrome mixer tap, chrome heated towel rail

### First Floor

#### Landing

Double glazed window to side, loft access

#### Bedroom 1

4.87m x 4.00m into alcoves (16' 0" x 13' 1") Double glazed bay window to front with shutters, covered radiator, picture rail,

#### Bedroom 2

4.59m x 3.66m (15' 1" x 12' 0") Double glazed window to rear with shutters, covered radiator, picture rail,

#### Bedroom 3

3m x 2.45m (9' 10" x 8' 0") Double glazed window to front with shutters, covered radiator, picture rail,

#### Bathroom

2.96m x 2.73m (9' 9" x 8' 11") Obscured double glazed windows with shutters to rear and side, pedestal wash hand basin with chrome taps, low level w.c., large shower cubicle with seat and chrome shower head with mixer tap, tiled surround, corner bath with chrome shower attachment, chrome heated towel rail, chrome radiator, part tiled walls and tiled floor

### Outside

#### Front Garden

Crazy paved driveway with parking for two cars, area of lawn with retaining wall and shrubs

#### Garage To Side

5.24m x 2.54m (17' 2" x 8' 4") Double wooden doors, housing the Worcester Bosch combination boiler and having light and power

#### Rear Garden

39.75m x 8.91m (130' 5" x 29' 3") Westerly facing garden with paved terrace to side and rear with outside tap, wooden door to side, large level garden with an array of mature shrubs and trees, further paved area to rear. Summer house 5.84m x 2.65m (19' 2" x 8' 8") with wooden double glazed double doors and windows, wood effect laminate flooring

### Additional Information

#### Council Tax

London Borough of Bromley - Band F. 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)