



## 20 Birch Tree Avenue, West Wickham, Kent BR4 9EJ

Chain Free two bedroom semi detached house, enjoying a long 127' rear garden in this popular tree lined road, within walking distance of Wickham Common Primary School. The property is also within walking distance of shops at Coney Hall and Coney Hall Recreation Ground. Hayes Station and West Wickham High Street about 1.2 miles away. Two reception rooms both having a handsome fireplace, with the rear reception room being extended to provide a dining area with double glazed doors to the garden. White suite cloakroom/utility and kitchen with white fitted units and drawers and some built in appliances. The main bedroom has fitted wardrobes and the bathroom is appointed with a white suite. The attractive rear garden is laid mainly to lawn, with a paved terrace, established shrub/flower borders and a potential play area to the rear of the garden, beyond the gate and fence. Crazy paved driveway for one car. Further extension potential, subject to the necessary planning consents.

### Location

Birch Tree Avenue runs between Queensway and Layhams Road. There are a range of shops within walking distance at Coney Hall. Coney Hall Recreation Ground is accessible at the end of Church Drive. Local schools include Wickham Common Primary, Hawes Down Infant and Juniors and Hayes Secondary school. West Wickham High Street with a further range of shops including a Sainsbury's and a Marks and Spencer supermarket, various restaurants and coffee shops is about 1.2 miles away. Hayes station and shops in Station Approach are about 1.2 miles away. West Wickham Station is about 1.5 miles away. Bus services are available at Coney Hall. Bromley Town Centre and Bromley South Station are about 3.1 miles away.



### Ground Floor

#### Entrance

Via part double glazed front door to enclosed porch with double glazed front and side windows, part glazed front door to:

#### Hallway

Radiator, double glazed side bay window with a deep quarry tiled sill, double cupboard housing the Potterton boiler, staircase to first floor

#### Living Room

3.90m into alcoves x 3.63m into bay (12' 10" x 11' 11") Double glazed front bay window, radiator, coving, picture rail, cast iron fireplace with tiled slips and hearth

#### Sitting Room

3.86m into recess reducing to 2.91m (9' 7") x 3.86m into alcove (12' 8" x 12' 8") Cast iron fireplace with tiled slips and a slate hearth, double radiator, coving, picture rail, understairs cupboard housing the electric meter, opening to kitchen and to:

#### Dining Area

3.01m x 2.59m (9' 11" x 8' 6") Double glazed doors and windows to rear, double glazed rear Velux window, double radiator, ceiling downlights, door to:

#### Utility/Cloakroom

1.61m x 1.47m (5' 3" x 4' 10") Double glazed rear window, white wash basin with a chrome mixer tap having a double cupboard beneath, white concealed cistern low level w.c., plumbing/space for washing machine

#### Kitchen

3.28m x 1.83m reducing to 1.13m (3' 8") (10' 9" x 6' 0") Double glazed side window, white fitted wall and base units and drawers, laminate work surface, stainless steel sink and drainer with a chrome mixer tap, integrated Indesit slimline dishwasher, Bosch electric oven and Lamona ceramic hob, space for fridge beneath work surface

### First Floor

#### Landing

Picture rail, coving, access to loft via aluminium ladder

#### Bedroom 1

3.84m into bay x 3.88m into wardrobes and alcove (12' 7" x 12' 9") Double glazed front bay window, double radiator, two double fitted wardrobes with seven drawers and a high level double cupboard in between, further double wardrobe to one alcove

#### Bedroom 2

3.21m x 2.89m reducing to 1.96m (6' 5") (10' 6" x 9' 6") Double glazed rear window, circular front window, cupboard housing the hot water tank with slatted shelves above, radiator, picture rail, coving

#### Bathroom

1.82m x 1.80m (6' 0" x 5' 11") Double glazed rear window, white suite of pedestal wash basin with a chrome mixer tap and low level w.c., bath with a chrome wall mounted shower to one end and chrome mixer tap/hand shower, tiled walls to two sides of the bath, otherwise part tiled walls, chrome ladder style radiator

### Outside

#### Front Garden

Lawn, shrub border, crazy paved own drive

#### Rear Garden

38.87m x 7.44m (127' x 24') Paved terrace, laid mainly to lawn, established shrub/flower borders, picket fence and gate to play area, summer house with double doors and power points - floor requires work. Two side access gates, outside tap to side of house

### Additional Information

#### Council Tax

London Borough of Bromley - Band D