

Grosvenor Road, West Wickham, BR4

Guide Price £1,400,000 - £1,500,000

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Please Quote Ref TH0310 For All Enquiries – GUIDE PRICE £1,400,000 - £1,500,000 - Stunning six bedroom semi detached Victorian family home (2,512.9 Sq.Ft) with delightful wrap-around garden, off street parking for two cars with EV charger, and no onward chain, superbly situated in the heart of West Wickham, close to transport links, schools and amenities. The property offers bright and spacious accommodation over three floors, with a wealth of character appeal and original features, including two sumptuous reception rooms and a large well equipped eat-in kitchen/diner. Boasting high ceilings, bespoke coving, ceiling roses and ornate detailing, along with feature fireplaces and bespoke finish, the property has benefitted from significant improvement and renovation by the current owners, and now presents as the perfect blend of luxury and convenience in this sought after central, yet quiet, residential location. Features



include an inviting dual aspect reception room, further beautiful formal lounge, kitchen leading through to a sunny dining room with garden views, three luxury bath/shower rooms (one en-suite), guest WC, bespoke blinds and new carpets throughout, gas central heating via cast iron radiators and 'Nest' system, 'Gemini' water softening system, part under-floor heating, UPVC double glazed sash windows, ample inbuilt storage, quality floor coverings, ADT monitored PowerMaster security system and 'Nest' doorbell.

Accommodation comprises entrance porch with tiled flooring, opening into the entrance hall with turning staircase rising to the first floor, understairs storage, and access to guest WC. The hallway leads through to the two interconnecting reception rooms with wide oak plank flooring – one dual aspect with square bay, and the other with wide bay and feature 'Chesney' wood burning stove. The lounge opens through via a Crittall room divider to the breath-taking kitchen/diner with oak herringbone flooring and five panel bi-folding doors spilling out onto the delightful terrace and garden beyond – perfect for summer evenings and al fresco entertaining. The kitchen area itself comprises a quality range of 'Devol' wall and base units with work surfaces, incorporating inset double 'Villeroy and Boch' ceramic butler sink unit, 'Britannia' induction range cooker, 'Fisher Paykal' fridge freezer, 'MQuvée' undercounter wine fridge, and 'Bosch' dishwasher. To the first floor, there are three generously sized bedrooms including a principal bedroom with luxury en-suite shower room with 'Kast' concrete Jack & Jill basins. A further elegant family bathroom with underfloor heating provides a free-standing bath suite and walk-in shower unit, and a utility/laundry room completes the first floor living space with 'Darwin' butler sink with 'Vado' pull-out spray tap and 'Bosch' washing machine and tumble dryer. To the second floor, there are three double bedrooms plus a stylish shower room with Bleu Provence 'True Colours' basin, ceramic taps and matching stand, and Lusso Stone thermostatic shower.

Externally, the garden has been thoughtfully landscaped and beautifully planted, with secluded patio area to the house opening out onto a shaped lawn with well stocked borders. The garden, originally part of the orchard on which the property was first built, includes a multitude of shrubs and trees, with produce including raspberries, strawberries, blueberries, blackberries, redcurrants, gooseberries, rhubarb, cooking and eating apples, pears, plums, cherries and figs. The Amelanchier tree at the front also produces edible berries. There are also two sheds, a larger one used for gardening tools and bike storage, and a smaller one currently used to house garden games, and the garden benefits from a lighting system, outdoor hot water tap and external power points.



Key Features

- Please Quote Ref TH0310 For All Enquiries
- Fantastic Heart of West Wickham Location
- Two Superb Reception Rooms plus Kitchen/Diner
- Wonderful Landscaped Garden
- No Onward Chain
- Stunning Six Bedroom Semi Detached House (2,512.9 Sq.Ft)
- Period Appeal and Elegance
- Three Luxury Bath/Shower Rooms (One En-Suite) Plus Guest WC
- Off Street Parking for Two Cars
- Close to West Wickham High Street, Rail Links and Excellent Schools

Approximate Gross Internal Area = 233.5 sq m / 2512.9 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1246460)

