



162 Queensway  
West Wickham, BR4 9DZ  
**£600,000 EPC: D**

 **Maguire Baylis**





GUIDE PRICE £600,000 – £625,000

Maguire Baylis are delighted to present to the market this attractive three bedroom 1930's semi detached house forming part of a quiet, sought after residential road adjacent to Greenbelt countryside and within easy reach of the local shops and amenities within Coney Hall.

The property, which has been extended over recent years, is beautifully presented throughout and comprises: a welcoming entrance hall, bright and spacious lounge with separate dining area, large kitchen/diner, useful utility room, ground floor WC. The first floor provides three bedrooms plus the well appointed family bathroom.

Outside, the rear garden is an absolute delight, extending to around 100', it is well stocked with numerous specimen plants affording much seclusion and providing a sunny southerly aspect. It also features a large home office to the rear. There is off street parking to the front for two vehicles.

For families, the well regarded Wickham Common Primary school is located close by, plus the Hayes Schools. The property is easily accessible to both Hayes and West Wickham town centres and stations.

- DELIGHTFUL SEMI DETACHED 1930's HOUSE
- THREE BEDROOMS
- TWO GOOD SIZE RECEPTION ROOMS
- MODERN FITTED KITCHEN/DINER
- USEFUL UTILITY ROOM
- WELL APPOINTED BATHROOM & DOWNSTAIRS WC
- LOVELY SOUTH FACING GARDEN WITH HOME OFFICE
- PARKING FOR TWO CARS TO FRONT
- QUIET & CONVENIENT ROAD
- CLOSE TO CONEY HALL SHOPS & POPULAR SCHOOLS

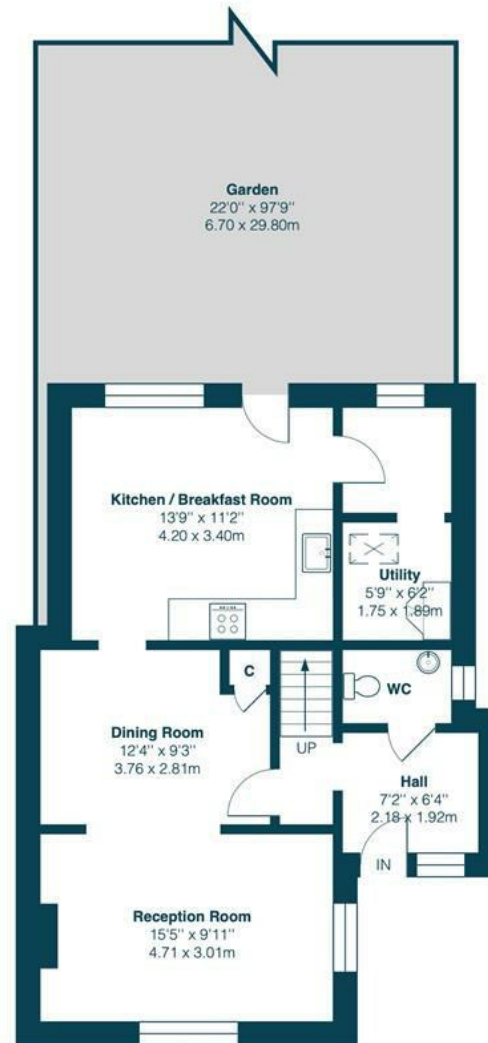




Queensway, BR4

Approximate Gross Internal Area = 1026 sq ft / 95.4 sq m

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Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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### ENTRANCE HALLWAY

Front door and double glazed window to front; parquet wood flooring; radiator; stairs to first floor.

### DOWNSTAIRS WC

Double glazed window to side; WC; tiled flooring; radiator; part tiled walls.

### LOUNGE

15'5 x 10' (4.70m x 3.05m)

Double glazed windows to front and side; parquet wood flooring; radiator; double opening to:

### DINING ROOM

12'3 x 9'2 (3.73m x 2.79m)

Parquet wood flooring; built-in understairs storage cupboard; door to:

### KITCHEN

13'8 x 11'2 (4.17m x 3.40m)

Double glazed window plus door to rear; kitchen fitted with a range of stylishly appointed Shaker style deep blue wall and base units with contrasting white Korean worktops to two walls; inset sink unit; electric oven, hob and extractor hood; tiled flooring; part tiled walls; radiator; door to:

### UTILITY/BOOT ROOM

5'9 x 5'6 (1.75m x 1.68m)

Double glazed window to rear; wood flooring; radiator; door to utility.

### UTILITY ROOM

6'1 x 5'9 (1.85m x 1.75m)

Vaulted ceiling with Velux skylight window to side; space/plumbing for washing machine and dryer; fitted shelved double storage cupboard; radiator.

### LANDING

Access to loft space (loft part boarded and with Velux skylight window).

### BEDROOM 1

14'4 x 9'10 (4.37m x 3.00m)

Two double glazed windows to front; radiator; built-in storage cupboard housing combi boiler.

### BEDROOM 2

9'2 x 7'5 (2.79m x 2.26m)

Double glazed window to rear; radiator.

### BEDROOM 3

11'2 x 7'7 (3.40m x 2.31m)

Double glazed window to rear; radiator.

### BATHROOM

Double glazed window to side; fitted with a modern and well appointed suite comprising bath with built-in shower over and fitted glass shower screen; fitted wash basin with vanity storage under; WC; fully tiled walls; heated towel rail.

### GARDEN

approx 100' (approx 30.48m)

A delightful garden providing a sunny southerly aspect featuring numerous specimen plants affording a high degree of seclusion. There is a full width decked patio (part of this reinforced to allow for a hot tub); outside power and water tap. A stepping stone pathway leads to the rear which provides raised veg planters and the insulated home office/summer house.

### SUMMER HOUSE/HOME OFFICE

14' x 9' (4.27m x 2.74m)

Double glazed French doors to garden; light and power; fully insulated; wood effect flooring.

### PARKING

Parking to front for two vehicles.

### COUNCIL TAX

London Borough of Bromley - Band E

### LOCATION

What3words: ///poppy.shared.super



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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.