



96 Silver Lane
West Wickham, BR4 0RU
£750,000 Freehold EPC: C

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this beautifully presented 1930s semi-detached home, ideally located within a quiet and highly convenient residential road—just a short walk from West Wickham High Street, train station, and excellent local schools.

The property has been thoughtfully extended to the rear and side, creating a fantastic full-width kitchen/family room—an impressive space with a bright and welcoming feel, enhanced by cheerful interior colours that add a vibrant and homely atmosphere. The stylish Shaker-style kitchen features white granite worktops, a large central island with space for four bar stools, and a great range of storage units.

The accommodation also includes a lovely front reception room, a very useful utility room/WC, and a office room/fourth bedroom to the ground floor. Upstairs, the luxurious family bathroom features a roll-top bath, claw feet, and a large separate shower enclosure.

Outside, there is a landscaped rear garden with a full-width patio—perfect for entertaining—plus off-street parking to the front.

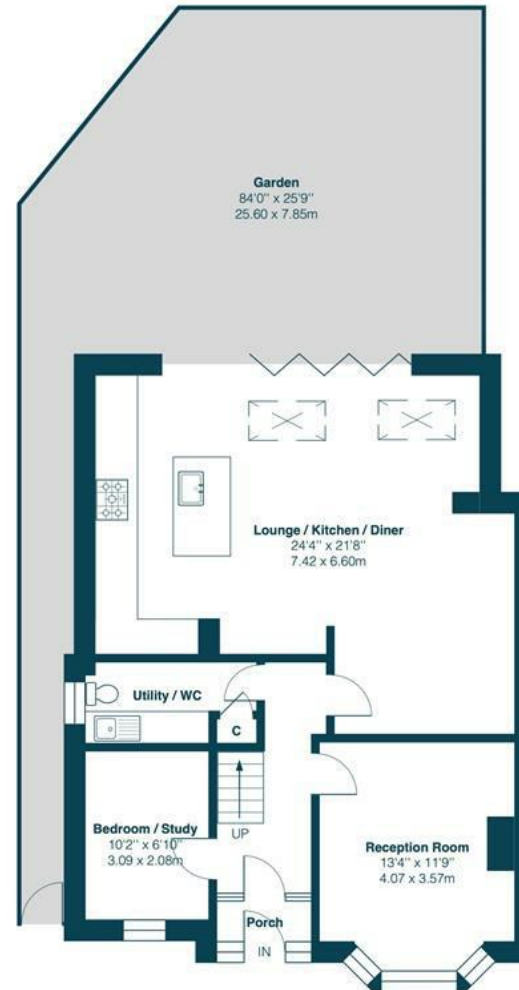
A truly charming home that blends character with modern style in a superb location.

- BEAUTIFULLY PRESENTED 1930's SEMI
- FANTASTIC FULL WIDTH SIDE & REAR EXTENSION
- STUNNING FITTED KITCHEN/FAMILY ROOM
- GROUND FLOOR OFFICE/FOURTH BEDROOM
- LOVELY LIVING ROOM ** USEFUL UTILITY ROOM/WC
- LUXURIOUS FAMILY BATHROOM - BATH & SEPARATE SHOWER
- LANDSCAPED REAR GARDEN WITH FULL WIDTH PATIO
- OFF STREET PARKING AT FRONT
- HIGHLY CONVENIENT & QUIET RESIDENTIAL ROAD
- CLOSE TO HIGH STREET PLUS STATION & EXCELLENT SCHOOLS



Silver Lane, BR4

Approximate Gross Internal Area = 1331 sq ft / 123.6 sq m



Ground Floor

 Maguire Baylis



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. No liability is accepted for any errors.
By Prime Square Photography / Copyright 2025

ENTRANCE PORCH

Enclosed double glazed entrance porch with light.

HALLWAY

Original front door; windows to front; wood effect flooring; period style radiator; built-in understairs storage cupboard; feature exposed brick wall.

DOWNSTAIRS WC/UTILITY

Double glazed window to side; fitted worktop to one wall with inset sink unit and storage under; space for washing machine and tumble dryer; tiled flooring; wall mounted gas boiler; WC.

LOUNGE

Double glazed bay window to front with fitted plantation shutters; feature fireplace surround with tiled hearth; period style radiator; exposed floor boards.

BEDROOM/STUDY

Double glazed window to front with fitted plantation shutters; radiator.

KITCHEN/FAMILY ROOM

A stunning open plan living/dining/kitchen featuring bi-fold doors to the rear patio; fitted range of modern, stylishly appointed Shaker style wall and base units large central island featuring inset sink and space for four bar stools. Polished Quartz worktops; two pull-out larder units; two useful cutlery drawers; integrated dishwasher and microwave; US style fridge/freezer to remain; range cooker to remain; wood effect flooring; two large skylight roof windows to rear; two radiators.

FIRST FLOOR LANDING

Double glazed window to side; access to loft space (loft with loft ladder, light and boarded for storage).

BEDROOM 1

Double glazed bay window to front with fitted plantation shutters; period style radiator; fitted mirror fronted wardrobes to one wall.

BEDROOM 2

Double glazed window to rear; fitted double wardrobe within recess; exposed floor boards; period style radiator.

BEDROOM 3

Double glazed window to front with fitted plantation shutters; period style radiator; built-in double wardrobe.

BATHROOM

A spacious and luxuriously appointed bathroom featuring a freestanding roll top bath with claw feet; separate oversized shower cubicle; fitted period style wash basin; WC; part tiled walls; heated towel rail. Double glazed window to rear.

GARDEN

73'9" (22.5m)

An attractive garden providing a main area of level lawn and a large, full width patio, ideal for entertaining outdoors. There is access to side via gate; outside water tap and lighting; timber garden shed plus decked patio to rear.

PARKING

Block paved frontage providing off street parking for two cars.

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION

What3words: ///senses.bronze.talent



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.