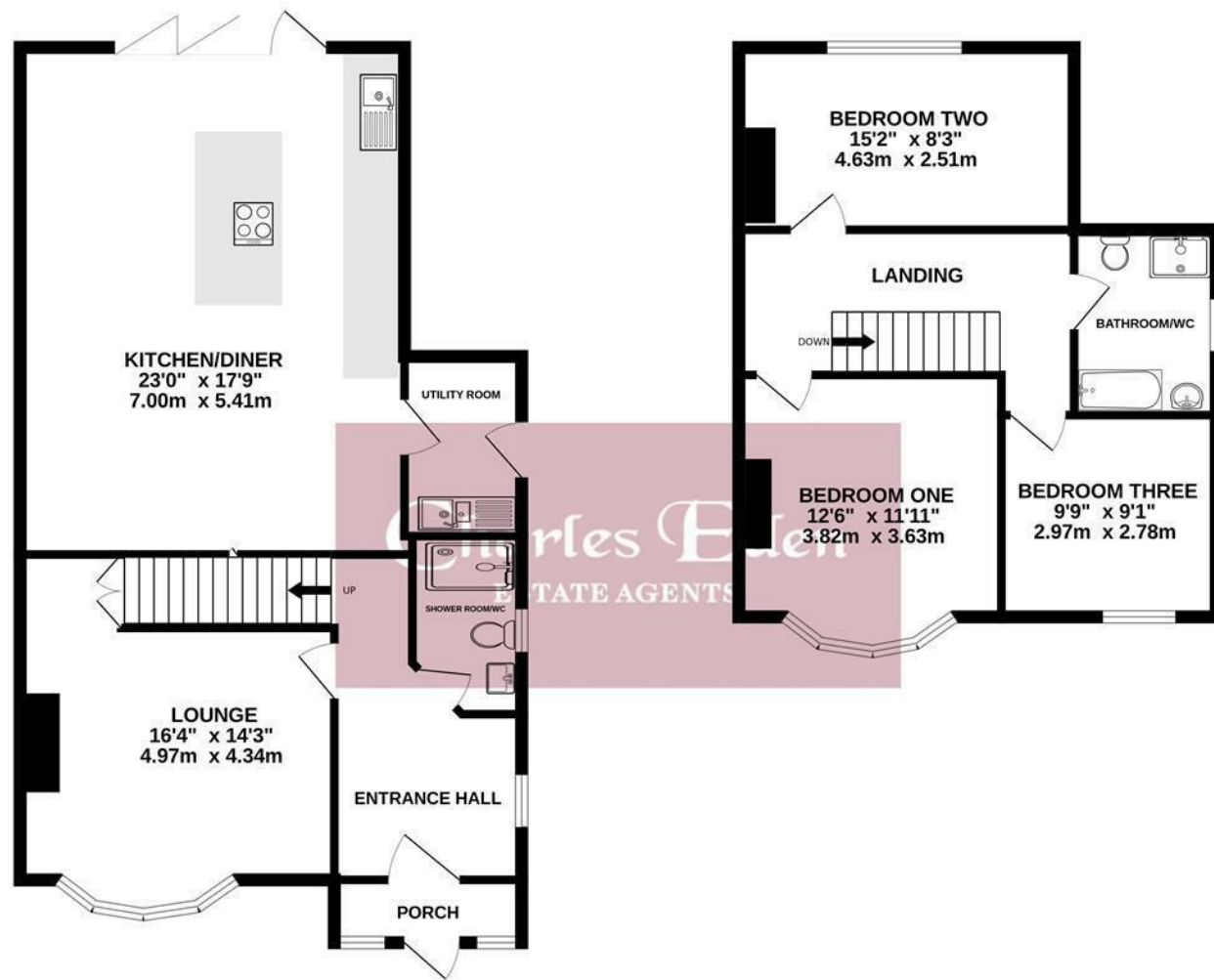


GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



SQUARE FOOTAGE TAKEN FROM FLOOR PLAN

TOTAL FLOOR AREA : 1345sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Charles Eden
ESTATE AGENTS



11, Hartfield Road, West Wickham, BR4 9DA
Guide Price £750,000 Freehold

MAP



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	81	England & Wales		EU Directive 2002/91/EC	60

Discover this stunning three bedroom semi detached house set on a residential road close to Coney Hall Parade, Hayes School and offered to market chain free.

The ground floor benefits from a 23ft x 19ft modern, open plan kitchen/diner, a reception room and a contemporary shower room with a W/C.

To the first floor are well appointed three double bedrooms. The family bathroom is decorated to a modern finish offering a separate shower and bath.

To the rear is a decking area with a 50ft garden, landscaped to a tidy standard.

Internal viewing highly recommended.



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Discover this stunning three bedroom semi detached house set on a residential road close to Coney Hall Parade, Hayes School and offered to market chain free.

The ground floor benefits from a 23ft x 19ft modern, open plan kitchen/Diner, a reception room and a contemporary W/C with walk in shower facility.

To the first floor are three double bedrooms. The family bathroom is decorated to a modern finish offering a separate shower and bath.

To the rear is a decking area with a 50ft garden, landscaped to a tidy standard.

Internal viewing highly recommended.

PORCH

Double glazed door with double glazed windows to front leading into:

ENTRANCE HALL

Wood part glazed door, double glazed window to side, radiator, hard wood effect wood flooring.

SHOWER ROOM/WC

Opaque double glazed window to side, fully tiled walk-in shower, vanity unit with hand basin set on worktop with taps inset in wall, concealed cistern low level WC, chrome heated towel rail, tiled walls, tiled flooring.

LOUNGE 13'4 x 9'0

Double glazed bay window to front, coved ceiling, feature fire place, single radiator, hard wood effect flooring.

KITCHEN / DINER

Double glazed Bi-fold doors overlooking rear garden, double glazed skylight, recessed spot lights to ceiling, range of wall and base units with worksurfaces over, 1 1/2 single bowl sink and drainer with mixer tap, double oven and microwave housed in tall unit, integrated dishwasher and fridge freezer, Island inset with four ring electric hob with cupboards under, two radiators, hard wood effect flooring.



UTILITY ROOM

Wood part glazed door leading out to garden, wall and base units, stainless steel single bowl sink and drawer with mixer tap inset in worktop, space for washing machine, Gas boiler (not tested by Charles Eden), part tiled walls, hard wood flooring.



STAIRS TO FIRST FLOOR

Access to loft, fitted carpet.

LANDING

Access to loft, fitted carpet.

BEDROOM ONE

Double glazed bay window to front, coved ceiling, radiator, fitted carpet.



BEDROOM TWO

Double glazed window to rear, double radiator, fitted carpet.



BEDROOM THREE

Double glazed window to front, radiator, fitted carpet.

BATHROOM/WC

Double glazed opaque window to side, recessed spot lights to ceiling, fully tiled shower cubicle with rain head and hand held flexi hose, tiled paneled bath with wall mounted mixer tap, wash hand basin with mixer tap inset in wall mounted vanity unit, wall mounted low level WC, vanity mirror, chrome ladder style heated towel rail, extractor fan, fully tiled walls, tiled flooring.

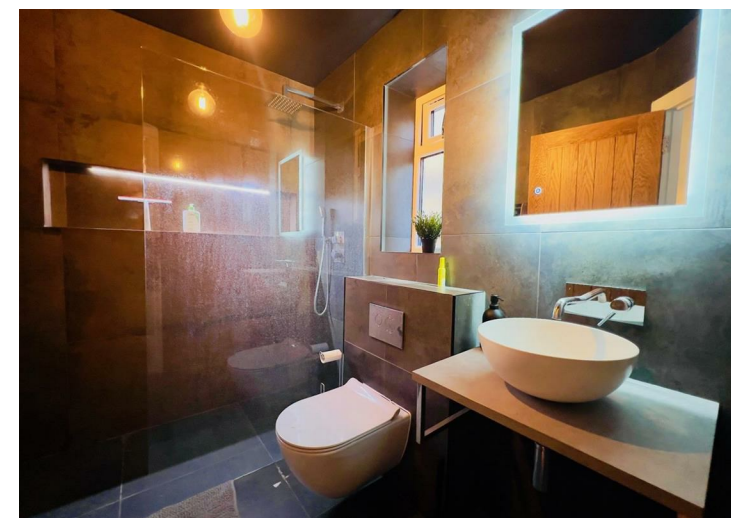
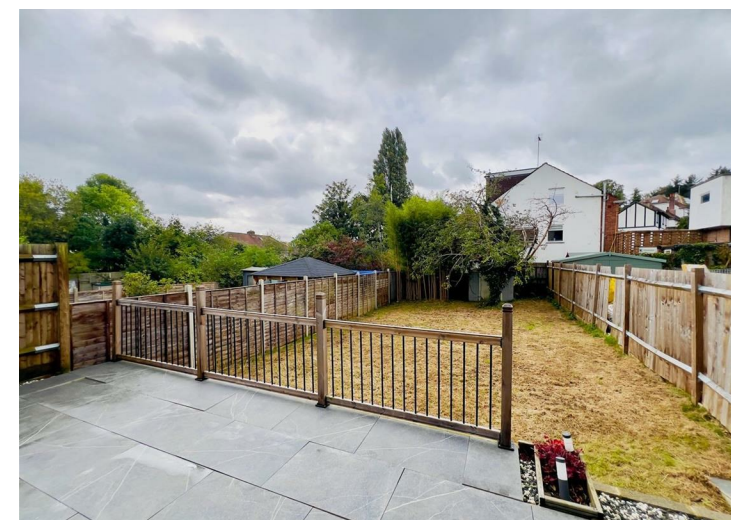
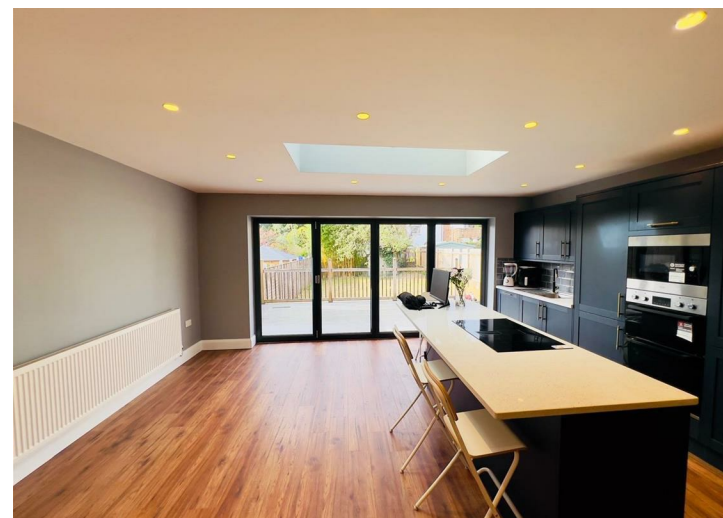
OUTSIDE

GARDEN

Paved patio adjacent to house, steps leading down to lawn.

COUNCIL TAX E

EPC RATING D



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



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