

Manor Road, West Wickham, BR4 9PS



Guide Price £625,000



House - Semi-Detached

- 1930's Style Semi-Detached Family House
- Three Bedrooms & Two Reception Rooms
- Double Glazing & Gas Central Heating With Radiators
- Refitted Designer Style Bathroom
- Garage (Shared Entrance)
- For Sale By Order Of The Executor
- Situated In a Tree Lined Side Road Convenient For West Wickham High Street
- Kitchen With Separate Utility Room
- Potential For Modernisation
- No Onward Chain

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GUIDE PRICE £625,000 - £650,000

Welcome to this charming 1930s-style family house, nestled in a tranquil tree-lined side road within easy reach of West Wickham High Street. Upon entering, you're greeted by a delightful hallway that sets the tone for the rest of the home. This leads seamlessly to two generously proportioned reception rooms, ideal for both formal entertaining and relaxed family living. The kitchen boasts a separate utility room, ensuring practicality and functionality for daily tasks. Stepping outside, the rear garden stretches gracefully, providing ample space for outdoor activities. A convenient garage located to the side offers additional storage and parking options via a shared drive. Venturing upstairs, you'll find three inviting bedrooms, with the first two boasting fitted wardrobes for added storage convenience. The family bathroom has been tastefully refitted in a designer style, offering a luxurious retreat for relaxation.

Situated close to West Wickham High Street with its array of shops, including the popular M&S Food, as well as charming cafes for leisurely outings. For commuters, West Wickham mainline Station serves the area, providing excellent transport links, while families will appreciate the proximity to highly regarded schools. Properties in this sought-after area always in high demand, early viewing is recommended.

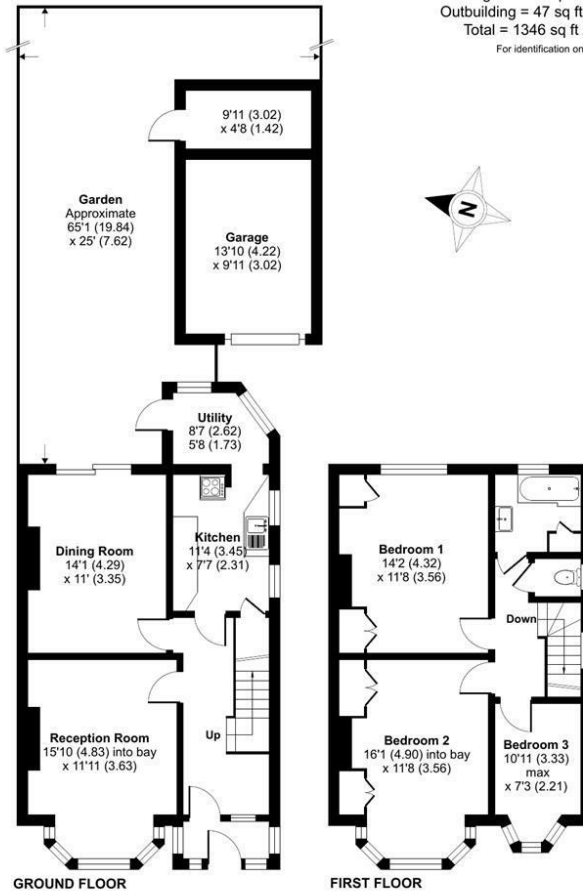
Tenure: Freehold | EPC Rating: E | Bromley Council Tax Band E: £2,251.57
British Gas smart meters are fitted for the Electric & Gas

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.

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Approximate Area = 1161 sq ft / 107.8 sq m
Garage = 138 sq ft / 12.8 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 1346 sq ft / 125 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Home Castle. REF: 1082434

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.