



# ESTATE AGENT



## Lime Tree Walk

West Wickham, BR4 9ED

£725,000

Offered for sale with no onward chain, is this immaculate three double bedroom semi-detached family home. Conveniently located within a popular tree lined residential road in Coney Hall Village, West Wickham.

Entering the property; downstairs accommodation comprises: Entrance hallway, front reception room with bay window, downstairs WC, family room consisting of large lounge and dining areas, modern fitted kitchen, separate utility and integral garage. Upstairs comprises a master-bedroom with bay window, a two further double bedrooms and four-piece family bathroom.

A significant highlight of this property is the rear garden, a 200 ft stretch of lawn with a raised patio and seating area. To the front of the property there is a driveway with space for two/three vehicles.

The property is within close proximity to sought-after schools such as Wickham Common Primary School, and Hayes Secondary School (OFSTED Rating Outstanding). Local shops and restaurants are within walking distance, as well as the popular "Well Wood" - ideal for dog walkers.

Energy Efficiency Rating: D

A full professional video tour can be found on our Instagram page. Why not give us a follow? @br.estateagent

### Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.

- Three double bedrooms
- Impressive family room
- Utility
- Integral Garage
- Four-piece family bathroom
- 1444 Sq.Ft
- 200 foot garden
- Driveway for 2/3 vehicals
- Catchment for OFSTED Outstanding schools
- Stone's throw away from "Well Wood" - Ideal for dog walkers





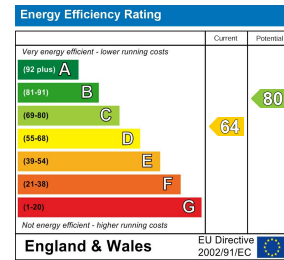
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

107 Burnt Ash Lane, Bromley, BR1 5AB

Tel: 020 3633 8620 Email: [info@br-estateagent.co.uk](mailto:info@br-estateagent.co.uk) [www.br-estateagent.co.uk](http://www.br-estateagent.co.uk)