



ESTATE AGENT



Croydon Road West Wickham, BR4 9HY £240,000

CASH BUYERS ONLY (49-year lease remaining – premium for extension is approximately £58,850 to extend by a further 90 years) Situated in a convenient location in Coney Hall and the open green spaces of West Wickham Common, this first-floor maisonette offers two bedrooms, its own private entrance and a substantial south facing rear garden extending approximately 95 ft x 18 ft.

An exterior staircase leads to the front door, opening into a well-proportioned layout ideal for buyers seeking a home they can personalise. The property features two bedrooms, a reception room with bay window, and an additional dining area offering an adaptable second living space. The separate kitchen is practical and has views over the garden, while the bathroom provides a traditional suite. There is also loft access, providing ample storage. The home benefits from double-glazed windows and gas central heating, though redecoration and updating are required throughout, allowing the next owner to modernise to their taste. A standout feature is the large private south facing rear garden, beautifully mature and offering excellent outdoor space.

The area is extremely popular with commuters and families alike. Hayes Station—within walking distance—provides regular services to London, while local shops, cafes and amenities at Coney Hall Village are moments away. West Wickham's wider selection of supermarkets, restaurants and leisure facilities are also easily reached, as are several parks and woodland walks, perfect for those who enjoy the outdoors. An excellent opportunity for cash buyers looking for value, space and potential in a popular BR4 location. EPC rating D.

- First floor maisonette
- Own entrance
- Two Bedrooms
- Lounge and dining area
- Separate kitchen
- Loft access
- Double glazed windows and gas centrally heated
- Large private south facing rear garden
- Located in Coney Hall by West Wickham Common
- Ideal investment purchase

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.



Croydon Road, BR4

Approximate Gross Internal Area = 641 sq ft / 59.5 sq m

Ground Floor

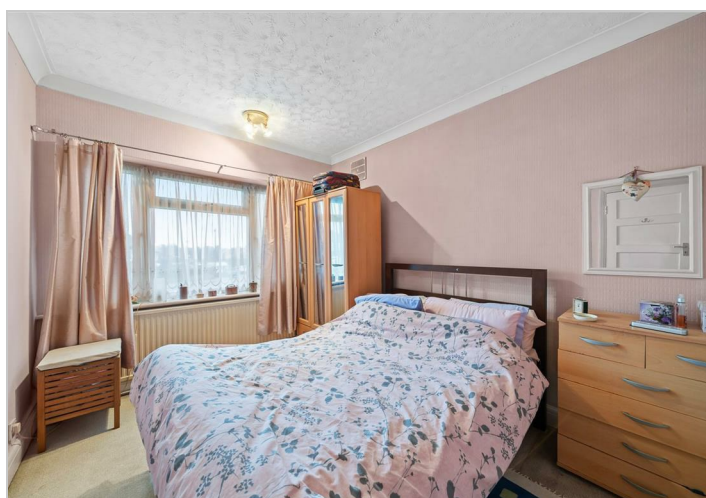
First Floor

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. No liability is accepted for any errors.

By Prime Square Photography / Copyright 2025

A map of the Coney Hall area in West Wickham. The map shows Glebe Way running diagonally from the top left to the bottom right. Addington Rd runs horizontally across the bottom. Pickhurst Ln runs diagonally from the top right towards the center. Hayes is marked with a red cross symbol. Coney Hall is marked with an orange pin. The map is labeled with 'West Wickham' in the top left, 'Glebe Way', 'Addington Rd', 'Pickhurst Ln', 'HAYES', 'CONEY HALL', and 'KESTON' in the bottom right. The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		62	77
England & Wales		EU Directive 2002/91/EC	



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