



ESTATE AGENT



## Gates Green Road

West Wickham, BR4 9DG

Guide price £675,000

\*\*\* Guide Price £675,000 - £700,000 \*\*\*

CHAIN FREE. Located in the sought-after semi-rural area of Gates Green Road, on the edge of Coney Hall and Hayes Common this beautifully presented and extended three-bedroom semi-detached family home offers generous and versatile accommodation, ideal for modern family living.

The property comprises a welcoming entrance hall, two spacious reception rooms, a contemporary fitted kitchen with ample storage and worktop space, a ground floor shower room/WC, and a rear dining/family room overlooking the garden. Upstairs are three well-proportioned bedrooms and a stylish family bathroom. Further benefits include an integral garage, off street parking for multiple vehicles, double glazing and gas central heating. To the rear, the property benefits from a superb south-westerly facing garden extending approximately 167ft, featuring a large patio area ideal for entertaining, a well-maintained lawn and a useful outbuilding that can be further utilised as a summer house.

Gates Green Road is perfectly positioned on the edge of the popular Coney Hall area of West Wickham, known for its attractive residential setting and access to open green spaces, farms and stables, giving the area a peaceful semi-rural feel whilst remaining highly convenient for everyday amenities. Nearby parks and countryside walks include Coney Hall Recreation Ground and the beautiful Hayes Common. Families are well served by a selection of highly regarded schools including Wickham Common Primary School and Hayes Secondary School. Local shops, cafes and restaurants can be found at Coney Hall parade and Hayes High Street. Excellent transport links are available with Hayes and West Wickham stations providing regular services into London Bridge, Charing Cross and Cannon Street, while nearby road networks offer easy access to Bromley, Croydon and beyond. EPC Rating D.

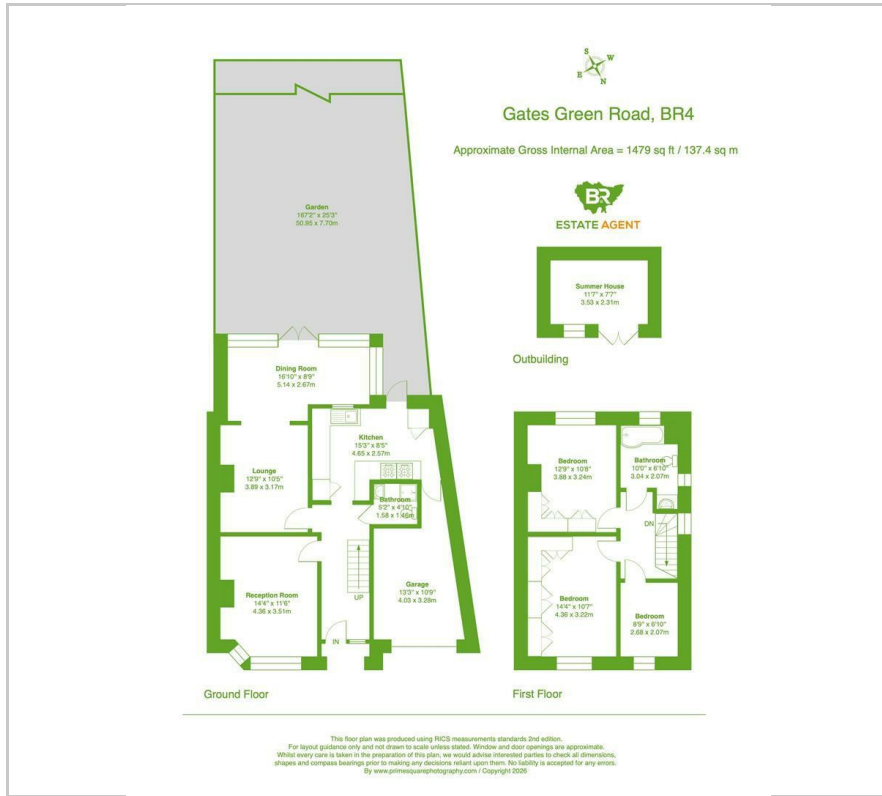
- Chain Free
- Extended three bedroom semi-detached family home
- Situated in the highly sought-after semi-rural Gates Green Road
- Two spacious reception rooms plus large rear dining/family room
- Ground floor shower room/WC and first floor family bathroom
- Approx. 167ft South-westerly facing rear garden with patio area
- Integral garage
- Off street parking for several vehicles
- Close to highly regarded local schools including Hayes Secondary
- Convenient for Hayes & West Wickham stations

### 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.



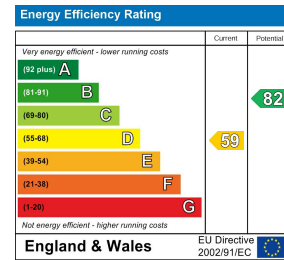
## Floor Plan



## Area Map



## Energy Efficiency Graph



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