



EST 1973  
**Paul Meakin** £650,000 Cherry Tree Walk, West Wickham, BR4 9EE  
 ESTATE AGENTS



Approximate total area<sup>1)</sup>  
 1269 ft<sup>2</sup>  
 118 m<sup>2</sup>

Reduced headroom  
 26 ft<sup>2</sup>  
 2.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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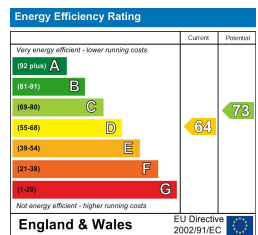
This well presented four-bedroom semi-detached family home is situated within the highly sought-after Coney Hall area, offering spacious and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall with ample storage space, a bright front reception room with bay window, a cosy family room, modern shower room with WC, and an impressive open-plan kitchen/breakfast room flowing through to the dining area, creating the perfect space for everyday family living and entertaining.

On the first floor are three generous double bedrooms and a family bathroom, while the second floor provides a further double bedroom with useful eaves storage.

Externally, the property benefits from a substantial rear garden extending to approximately 100ft, predominantly laid to lawn with a patio area ideal for outdoor dining. A detached garage is located at the rear with access via Lime Tree Walk, while off-street parking is available to the front.

Cherry Tree Walk is a quiet residential road within the popular Coney Hall community, well positioned for local shops, green open spaces and excellent schooling, including the highly regarded Wickham Common Primary School. West Wickham and Hayes High Streets are both within easy reach, offering a wide range of shops, cafés, restaurants and leisure facilities, together with mainline stations providing direct links into Central London. The area is also surrounded by parks, woodland walks and recreational facilities, making it an ideal setting for family life.



- Entrance Hall
- Living Room 12'9" x 15'5" (3.90 x 4.70)
- Kitchen/ Breakfast room 15'4" x 11'2" (4.68 x 3.41)
- Reception Room 9'4" x 10'5" (2.85 x 3.18)
- Snug 7'1" x 6'7" (2.18 x 2.01)
- Downstairs Bathroom 4'7" x 8'10" (1.41 x 2.70)
- Landing
- Bedroom Two 12'10" x 12'9" (3.92 x 3.91)
- Bedroom Three 7'5" x 18'9" (2.28 x 5.74)
- Bedroom Four 8'6" x 10'5" (2.60 x 3.20)
- Bathroom 5'1" x 6'8" (1.55 x 2.04)
- Bedroom One 12'5" x 13'7" (3.81 x 4.16)
- Garage 22'8" x 9'0" (6.93 x 2.76)
- Garden

TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Four-bedroom semi-detached family home
- Well presented throughout
- Spacious accommodation over three floors
- Open-plan kitchen/breakfast room
- Two reception rooms
- Ground floor shower room and family bathroom
- Approx. 100ft rear garden
- Detached garage with rear access
- Off-street parking
- Sought-after Coney Hall location near Wickham Common Primary School

