



Hawes Lane

West Wickham, Kent BR4 9AG

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An Attractive and extended 4-5 bedroom detached family home



Hawes Lane

Guide Price: £950,000

DOUBLE GARAGE

An attractive and extended 4-5 bedroom detached family home located on an impressive corner plot with a detached double garage to the rear and a new pea shingle driveway to the front.

Downstairs the property offers spacious accommodation and boasts 2 large reception rooms downstairs plus a study/5th bedroom and 17' kitchen breakfast room overlooking the garden.

Upstairs there are 4 bedrooms, 3 being double bedrooms with the master benefitting from ensuite facilities.

Hayes School and Hawes Primary school are both close by making this an exceptional home for the younger family.

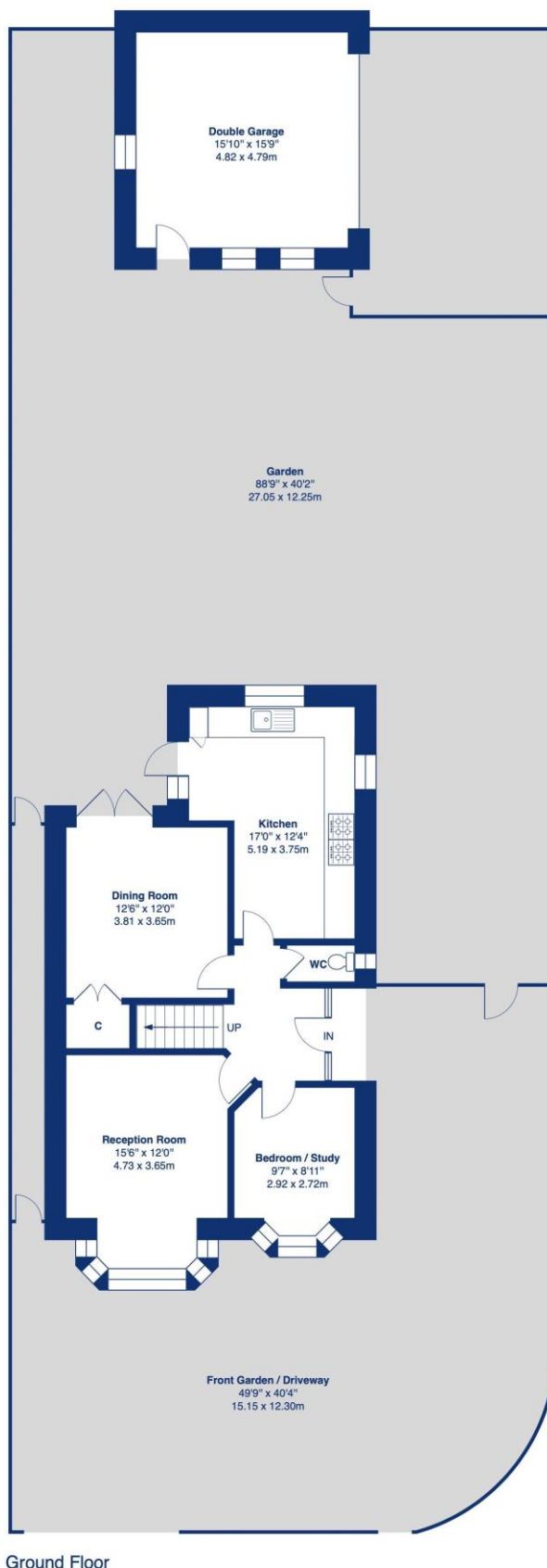
Coney Hall, West Wickham High Street and Hayes station are also close by.

- 4 5 bedrooms
- 2/3 reception rooms
- 2 bathrooms
- Downstairs cloakroom
- 17' Kitchen/breakfast room

- Corner plot
- 90' garden
- New shingle drive
- Double garage to rear
- Excellent location







Ground Floor



Hawes Lane, West Wickham, BR4

Approximate Gross Internal Area = 1513 sq ft / 140.6 sq m

Garage Area = 257 sq ft / 23.9 sq m

Approximate Total Area = 1762 sq ft / 163.7 sq m



First Floor



This floor plan was produced using RICS measurements standards 2nd edition.
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.
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Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



Additional Information

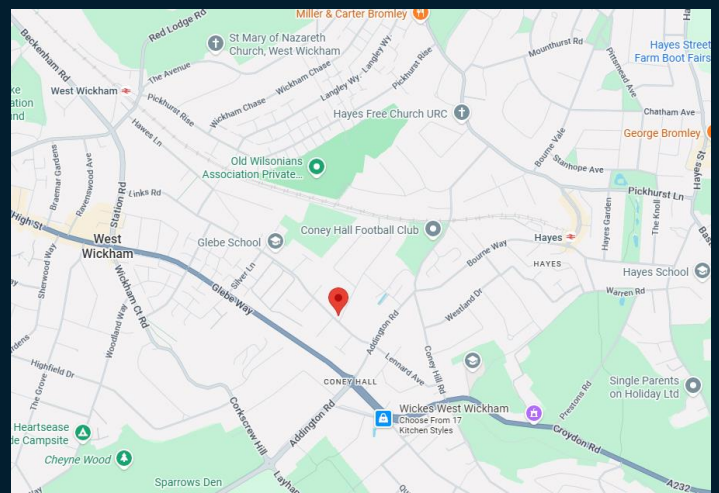
Council Tax Band: F

EPC Rating: E

Location: WEST WICKHAM

Viewing: Via Browne Estates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	39	75
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		



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