



The Cottage Wickham Court Road

West Wickham, BR4 9LW

£875,000 Freehold EPC: Band E

 **Maguire Baylis**



We are delighted to present to the market this truly unique and beautifully presented three double bedroom detached period cottage.

Ideally positioned for both West Wickham High Street — offering an excellent selection of restaurants, boutiques and specialist stores — and West Wickham train station, with direct links to London Charing Cross and Cannon Street, the property perfectly balances convenience with character. Thoughtfully and sympathetically modernised by the current owner, the cottage seamlessly blends contemporary living with an abundance of original charm and period features.

Upon entering, you are welcomed into the entrance hall/reception room, complete with exposed floorboards and a feature fireplace, setting the tone for the home's warmth and character. This flows into the principal reception room, where an attractive wood-burning stove sits within a stunning fireplace, creating a cosy yet elegant focal point. French doors open directly onto the garden, allowing natural light to pour in and offering an effortless connection to outdoor living.

The ground floor continues with a superb traditional kitchen featuring attractive tiled finishes, a charming stained glass window, butler sink, and solid wood block worktops. This leads into a delightful breakfast room with original flagstone flooring, providing a wonderful space for relaxed dining. An elegant family bathroom completes the ground floor accommodation.

A solid oak staircase rises to the first floor, where you will find three generously sized double bedrooms, along with a well-appointed shower room.

Externally, the cottage is set behind electric wrought iron gates and framed by mature trees and planting, ensuring both privacy and picturesque surroundings. The beautifully maintained garden features a secluded patio area ideal for entertaining and al fresco dining, overlooking the mature lawn and established borders. Additionally, there is a versatile outbuilding with a shower room.

- UNIQUE PERIOD DETACHED COTTAGE
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM PLUS ADDITIONAL SHOWER ROOM
- GENEROUD PLOT, FABULOUS GARDENS WITH PARKING AT THE FRONT AND REAR
- PERIOD FEATURES THROUGHOUT
- EXCELLENT CONDITION
- WALKING DISTANCE TO WEST WICKHAM HIGH STREET AND STATION
- OUTBUILDING WITH SHOWER ROOM
- CELLAR





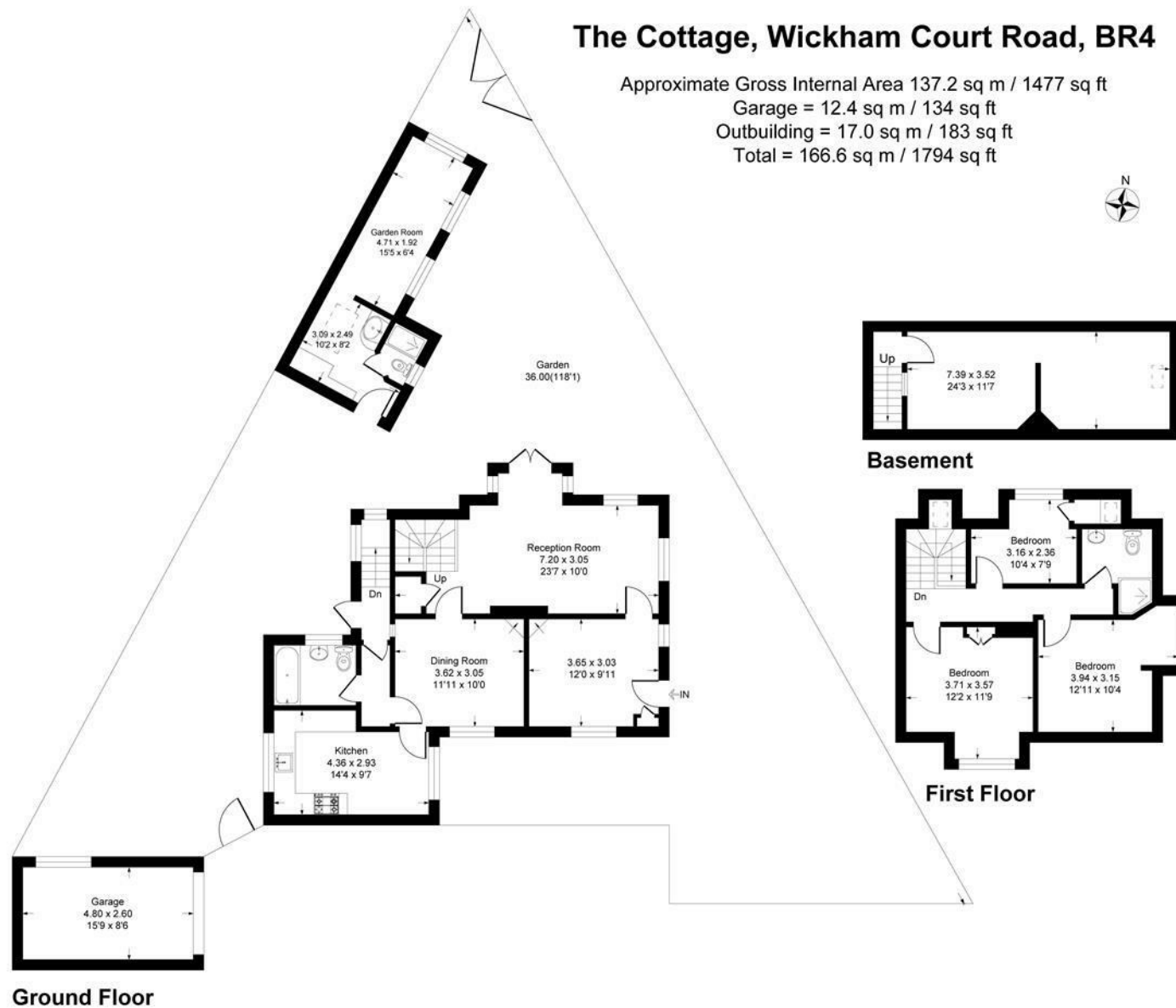
The Cottage, Wickham Court Road, BR4

Approximate Gross Internal Area 137.2 sq m / 1477 sq ft

Garage = 12.4 sq m / 134 sq ft

Outbuilding = 17.0 sq m / 183 sq ft

Total = 166.6 sq m / 1794 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



ENTRANCE HALL

Door to side, opening to lounge, feature fire place.

RECEPTION ROOM

Doors to rear, opening to dining room, windows to side and rear, stairs to first floor.

DINING ROOM

Feature fire place, tiled flooring, door to kitchen.

KITCHEN

Range of wall and base units, windows to front and side.

BATHROOM

Window to rear, bath, basin and w.c

MASTER BEDROOM

Window to side, wood flooring.

BEDROOM TWO

Window to rear, carpet

BEDROOM THREE

Window to rear, carpet.

SHOWER ROOM

Walk in shower, basin and w.c

GARDEN ROOM

Kitchenette, shower room, wood flooring.

GARAGE

Wooden garage door, power and light.

GARDEN

electric wrought iron gates, secluded patio area, lawn area.



LOCATION

<https://w3w.co/pilots.rates.palm>

COUNCIL TAX BAND

London borough of Bromley council tax band - F

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.