



5 Azriel Terrace

Kent Road, West Wickham, BR4 0JQ

£2,200 **EPC: C**

 **Maguire Baylis**



A modern mews-style terraced house set within a quiet residential road, just yards from the vibrant amenities of West Wickham High Street. Ideally positioned for local shops, popular restaurants, and excellent transport links, including West Wickham Station with direct services into London Charing Cross and Cannon Street.

The property features three well-proportioned double bedrooms and two bathrooms, offering versatile accommodation for families or professionals. A living room opens into a double-glazed conservatory, providing a comfortable and light-filled additional reception space. The fitted kitchen is equipped with appliances.

To the rear, a paved westerly aspect courtyard garden offers a private and low-maintenance outdoor space, perfect for entertaining or relaxing. The front driveway provides off-street parking.

Located close to highly regarded schools and excellent commuter links, this is a superb opportunity to acquire a well-presented home in a truly convenient setting.

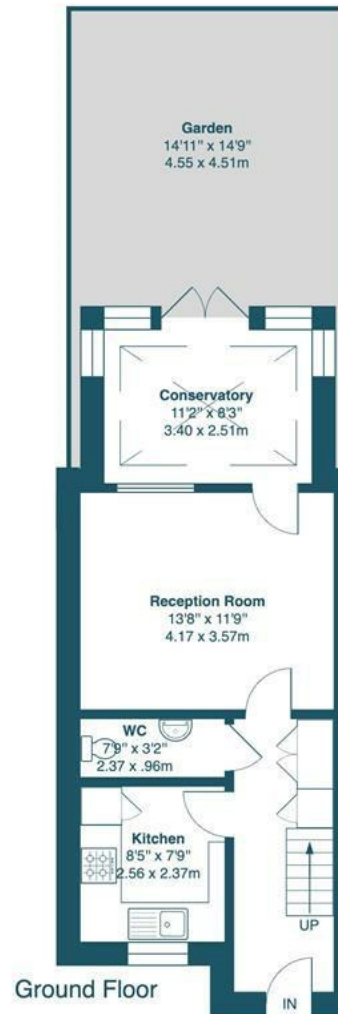
- TERRACED MEWS STYLE HOUSE
- SUPER LOCATION JUST 'YARDS' FROM HIGH STREET
- THREE DOUBLE BEDROOMS & TWO BATHROOMS
- LIVING ROOM PLUS DOUBLE GLAZED CONSERVATORY
- FITTED KITCHEN WITH APPLIANCES
- PAVED COURTYARD GARDEN WITH A SUNNY WESTERLY ASPECT
- DRIVEWAY TO FRONT FOR OFF STREET PARKING
- QUIET ROAD YET HIGHLY CONVENIENT
- CLOSE TO SHOPS/RESTAURANTS & STATION PLUS EXCELLENT SCHOOLS
- AVAILABLE IMMEDIATELY



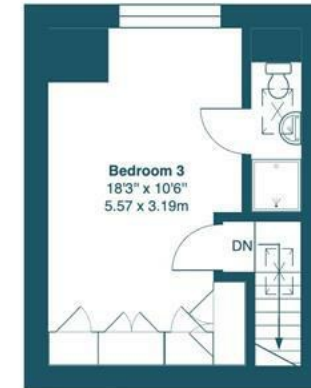


Azriel Terrace, BR4

Approximate Gross Internal Area = 1031 sq ft / 95.8 sq m

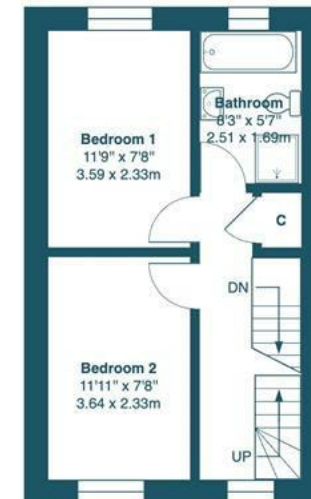


Ground Floor



Second Floor

 **Maguire Baylis**



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.

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ENTRANCE HALLWAY

Part glazed front door; wood effect flooring; useful range of built-in storage cupboards; stairs to upper floors.

LOUNGE

13'7 x 11'8 (4.14m x 3.56m)

Double glazed window to rear plus double glazed door to conservator; wood effect flooring.

CONSERVATORY

11'1 x 7'6 (3.38m x 2.29m)

Double glazed with French doors to garden and windows to rear & side; double glazed glass roof; radiator; wood effect flooring.

KITCHEN

8'4 x 7'9 (2.54m x 2.36m)

Double glazed window to front; fitted with a range of wood effect units with worktops to two walls; inset stainless steel sink; stainless steel gas hob with extractor hood over; electric oven; tiled flooring.

FIRST FLOOR LANDING

Double glazed window to front; cupboard housing Megaflow hot water cylinder.

BEDROOM 2

11'11 x 7'8 (3.63m x 2.34m)

Double glazed window to front.

BEDROOM 3

11'9 x 7'7 (3.58m x 2.31m)

Double glazed window to rear.

FAMILY BATHROOM

Double glazed window to rear; four piece suite comprising panelled bath; separate shower cubicle; pedestal wash basin; WC; fully tiled walls & tiled flooring.

TOP FLOOR LANDING

BEDROOM 1

16'2 x 10'2 (4.93m x 3.10m)

Double glazed window to rear; range of built-in wardrobes/storage.

EN SUITE SHOWER

Double glazed window to rear; suite comprising built-in shower cubicle; fitted wash basin; WC; fully tiled walls and flooring.

GARDEN

15' x 14'8 (4.57m x 4.47m)

A paved courtyard garden offering low maintenance and a sunny westerly aspect. Timber shed with power; outside lighting; outside tap.

PARKING

Drive to front providing off street parking for one car. Permits are also available to residents for on street parking. These can be obtained at a cost of £150 per year/per vehicle.

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION

What3words: ///track.bank.daily



Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

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.