



ESTATE AGENT



Birch Tree Avenue

West Wickham, BR4 9EQ

Guide price £725,000

CHAIN FREE

*** Guide Price £725,000 - £740,000 ***

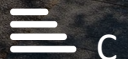
Are you searching for the perfect family home with space for living and entertaining? This beautifully presented three-bedroom semi-detached house has been substantially extended to create a stylish, modern open-plan living environment. Situated on a sought-after tree-lined residential road in Coney Hall, the property offers an impressive blend of 1930s character and contemporary design. Significantly extended on the ground floor and backing directly onto Well Wood, it provides generous accommodation of approximately 1,516 sq. ft.—an ideal setting for family life.

Upon entering, a welcoming hallway leads to two bright reception rooms, one featuring a large bay window. The second reception flows seamlessly into the stunning open-plan kitchen/dining/family room, the true heart of the home. Bathed in natural light from a lantern roof window and wide bi-folding doors, this space opens effortlessly onto a raised patio and south-easterly facing garden. A family bathroom completes the ground floor. Upstairs, there are three generously sized double bedrooms and a well-appointed family bathroom. The rear garden, extending to around 100 ft, enjoys a peaceful backdrop of Well Wood, creating a private and leafy outlook. A spacious patio offers the perfect spot for outdoor entertaining, while a Garden Room with power and lighting (currently unfinished) provides exciting further potential. To the front, a private driveway offers off-street parking.

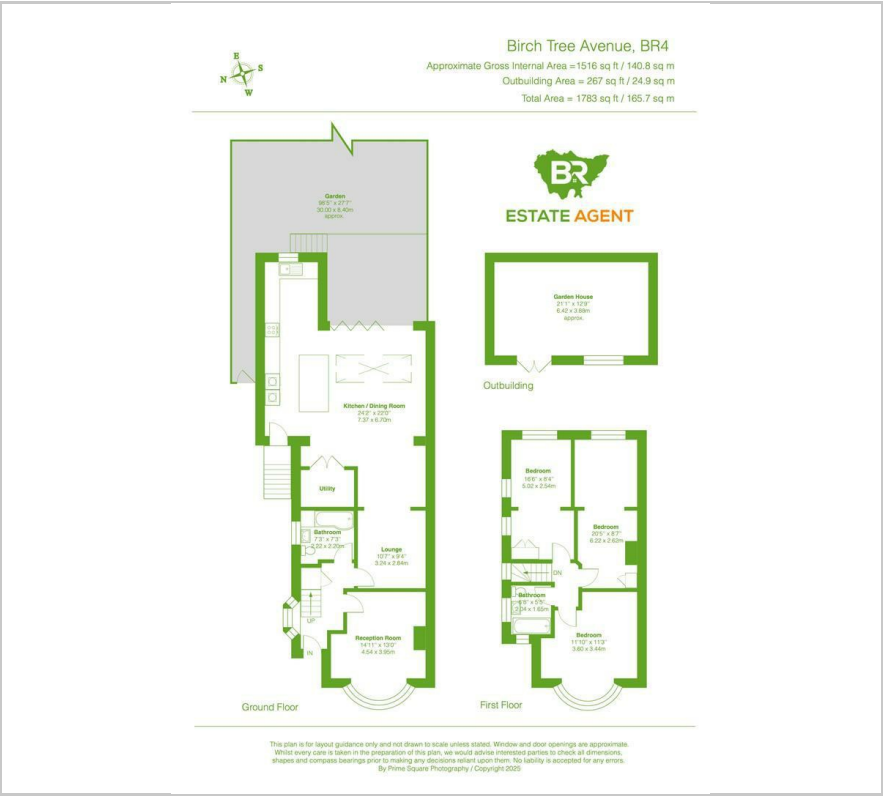
- Three double bedrooms - Two bathrooms
- Impressive open plan kitchen / dining / family room
- Shaker-style kitchen with quartz worktops and island
- Double Bosch ovens, AEG 5-ring hob and extractor fan
- Utility cupboard
- Driveway for off-street parking
- South-easterly facing rear garden with raised patio
- Garden Room with power and lighting
- Located close to Wickham Common Primary and Hayes Secondary Schools
- Chain free

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.



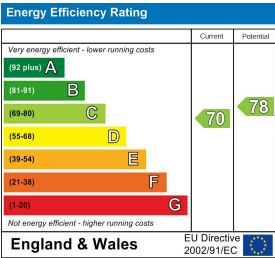
Floor Plan



Area Map



Energy Efficiency Graph



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