



G & H

Wood Lodge Lane
West Wickham

Guide Price
£950,000

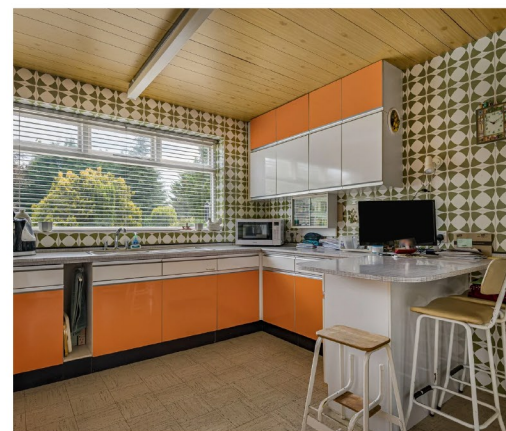


Built and retained by the same family since the 1970's this spacious four bedroom detached home is located on a sought after residential road in West Wickham and boasts 1913 sq ft of accommodation and a 110' south westerly facing rear garden.

The spacious entrance hall features a W.C and leads to the dining room, kitchen and reception room. In our opinion these could be opened up to create a larger open plan space with the potential to extend further into the garden, subject to the usual consents. To the first floor the central landing provides access to the family bathroom and four double bedrooms of which the large master features an en suite bathroom. Externally the 110' rear garden benefits from a south westerly aspect and is mostly laid to lawn with a patio area. We feel the sizeable garage could also be converted into further living space but otherwise is accessed via the front driveway which provides off road parking.

West Wickham High Street is 0.7 of a mile away whilst West Wickham Train Station is approximately a mile. There are numerous amenities available in the area including cafe's, restaurants and shopping facilities in addition to Cheyne Wood and Sparrows Den being in very close proximity providing excellent outdoor options. We strongly advise your internal inspection to appreciate the property on offer.

EPC Rating: D





Tenure: Freehold

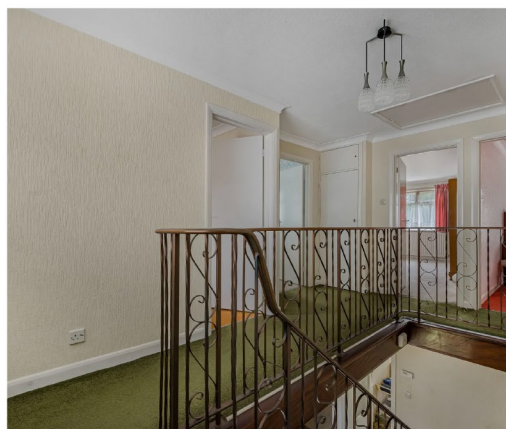
Bedrooms: 4

Bathrooms: 2

Receptions: 2

Council Tax Band: G

- Four Bedroom Detached Home
- 1913 SQ FT
- 110 SW Facing Rear Garden
- Two Reception Rooms
- Two Bathrooms & Ground Floor W.C.
- Large Garage
- Potential to Extend Further & Convert Garage (STPP)
- 0.7 Miles From West Wickham High Street
- 1 Mile From West Wickham Station
- Sought After Quiet Road

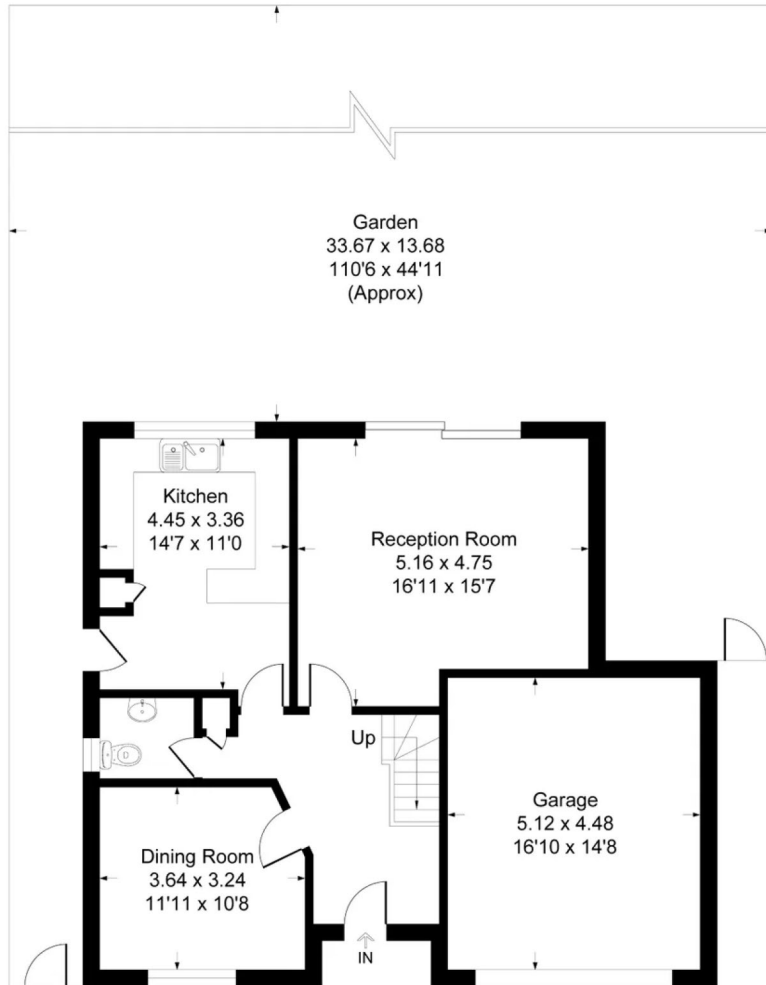


Wood Lodge Lane BR4

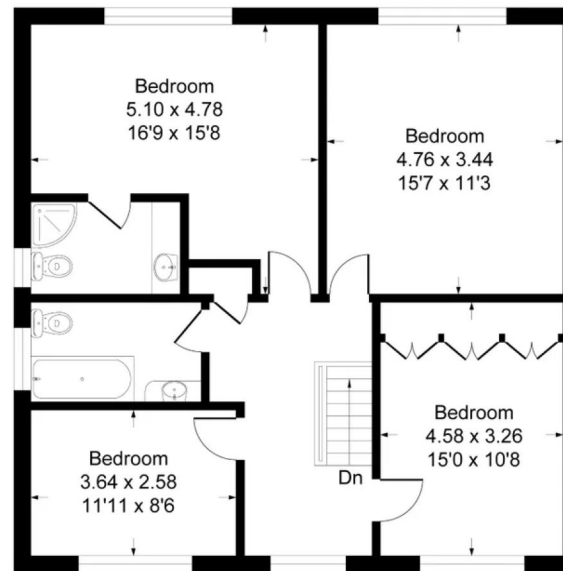
Approximate Gross Internal Area
154.5 sq m / 1663 sq ft

Garage = 23.2 sq m / 250 sq ft

Total = 177.7 sq m / 1913 sq ft



Ground Floor



First Floor



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.
Produced By Planpix





GOATLEY & HIRST

020 8464 8705
sales@goatleyhirst.com
www.goatleyhirst.com

1 Elmfield Park, Bromley, BR1 1LU