



49 Hartfield Crescent

West Wickham, BR4 9DW

£900,000 Freehold EPC: Band C

 **Maguire Baylis**



Set in an elevated position at the end of a peaceful cul-de-sac, this distinctive detached family home enjoys far-reaching views and a highly desirable setting backing directly onto Hayes Common and West Wickham Common.

Situated in the sought-after Hartfield Crescent, this generously proportioned detached home offers approximately 1,718 sq ft of internal living space, complemented by substantial garage and outbuilding accommodation, bringing the total footprint to over 2,200 sq ft.

The ground floor has been thoughtfully arranged to provide flexible family living. A welcoming entrance hall leads to a bright and spacious reception room, while a separate study offers an ideal space for home working. The heart of the home is the impressive 23ft kitchen/dining room, creating an excellent entertaining and family area with views over the garden. Also on the ground floor are a double bedroom, family bathroom, utility room and additional versatile rooms that could be adapted to suit individual needs.

Upstairs, the property offers further well-proportioned bedroom accommodation, including an exceptionally large principal bedroom, an additional bedroom and useful eaves storage space.

Externally, the property enjoys a substantial rear garden extending approximately 132ft, providing excellent outdoor space for families, entertaining or keen gardeners. A particular feature is the extensive garage/outbuilding complex, incorporating double garage facilities and a separate office, ideal for those working from home.

Situated near a variety of nearby shops, cafés, supermarkets and restaurants centred around West Wickham High Street, while larger retail and leisure facilities can be found in neighbouring Bromley and Beckenham. For outdoor enthusiasts, there are a number of nearby parks and green open spaces including Hayes Common, Keston Common and local recreational facilities. The area is particularly appealing for families, offering access to a selection of well-regard schools



- DETACHED FOUR BEDROOM HOME
- SET ON A ELEVATED POSITION IN A QUIET CUL DE SAC
- STUNNING VIEWS TO FRONT AND REAR
- LARGE MASTER BEDROOM WITH ENSUITE
- DETACHED DOUBLE GARAGE
- HOME OFFICE
- CATCHMENT FOR EXCELLENT SCHOOLS
- DIRECT ACCESS ON TO HAYES COMMON
- WALKING DISTANCE TO HAYES STATION



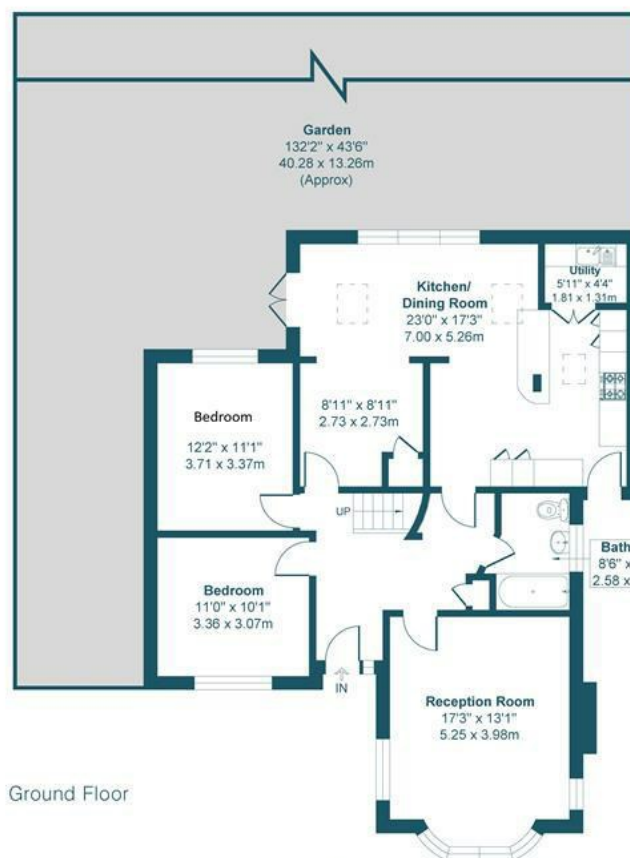
Hartfield Crescent BR4

Approximate Gross Internal Area = 1718 sq ft / 159.6 sq m

Outbuilding Area = 123 sq ft / 11.4 sq m

Garage Area = 363 sq ft / 33.6 sq m

Total Area = 2204 sq ft / 204.6 sq m



Ground Floor



Garage/Outbuilding



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



ENTRANCE HALL

Welcoming entrance hall with doors leading to reception room, bathroom, bedrooms and kitchen, stairs to landing.

RECEPTION ROOM

Double glazed bay window to front, carpet.

KITCHEN/DINING ROOM

impressive 23ft kitchen/dining room, creating an excellent entertaining and family area with views over the garden. Range of wall and base units, vaulted ceiling, triple glazed doors to garden, utility cupboard.

BEDROOM

Double glazed window to front, carpet.

BEDROOM/STUDY

Double glazed window to rear, wood flooring.

FAMILY BATHROOM

Frosted double glazed window to side, bath with shower attachments, wash hand basin, w/c.

MASTER BEDROOM

Dual aspect double glazed window with stunning views to front and rear, wood flooring, bespoke fitted wardrobes, door to ensuite.

ENSUITE

Modern ensuite shower room, tiled flooring, walk in shower, w.c and wash hand basin.

BEDROOM

Double glazed window to side, carpet, eaves storage.



GARDENS AND OUTBUILDINGS

the property enjoys a substantial rear garden extending approximately 132ft, providing excellent outdoor space for families, entertaining or keen gardeners. A particular feature is the extensive garage/outbuilding complex, incorporating double garage facilities and a separate office, ideal for those working from home. The rear garden also has direct access onto Hayes common, The front of the property also enjoys a private gated and is perfect for al fresco dining,.

PARKING

Double garage and a paved parking area.

COUNCIL TAX

London borough of Bromley council tax band - E

LOCATION

///silver.bags.candy

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.