



**Mount Court**  
West Wickham, BR4 9AH

**£325,000**



This two bedroom maisonette boasts its own private garden and is located on this popular residential cul-de-sac just a short distance from West Wickham, Coney Hall & Hayes offering numerous amenities and transport links.

The accommodation of some 613 sq ft comprises as follows; to the ground floor, entrance hall leading to the first floor landing with an attractive window overlooking the garden, spacious reception room, kitchen and family bathroom and two double bedrooms. Externally the private garden is located to the side of the property and extends to 46' x 43' providing a substantial outside space particularly for a property of this type. Well presented throughout with the added benefit of gas central heating, double glazed windows and a long lease of 108 years remaining this property makes an ideal home or investment.

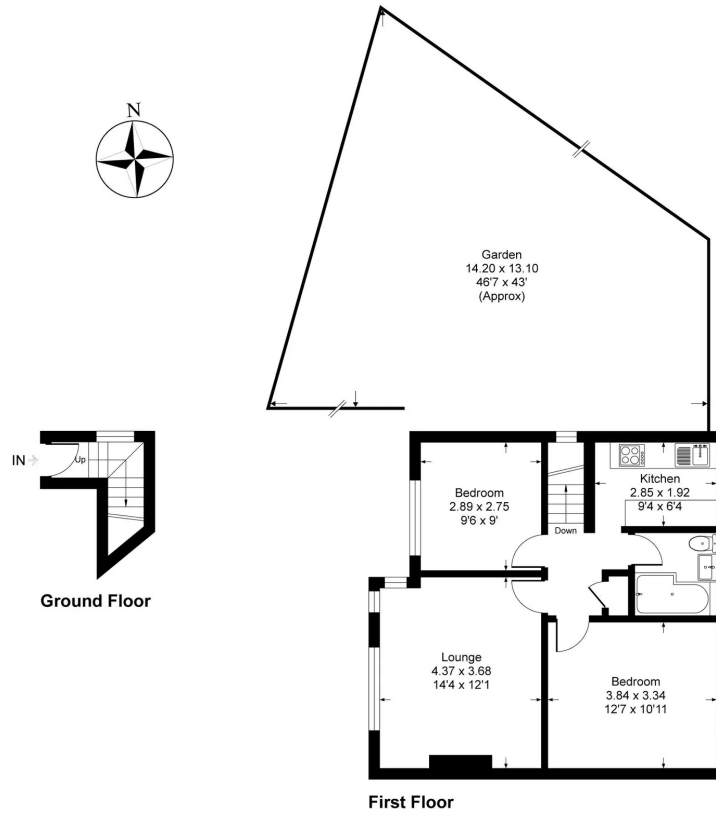
West Wickham high street and train station are just a short distance away with the added option of going to Hayes if it is preferable. The property sits between West Wickham, Hayes and Coney hall and benefits from numerous amenities at each location, in addition to popular schools. We strongly advise your internal inspection.

EPC Rating: D



# Mount Court, BR4

Approximate Gross Internal Area = 57 sq m / 613 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.  
Produced by Planpix

**Bedrooms: 2**

**Bathrooms: 1**

**Receptions: 1**

**Council Tax Band: C**

- Two Bedroom Maisonette
- 108 Year Lease
- Quiet Residential Close
- Numerous Amenities Close By
- Private 46' Rear Garden
- Low Service Charge at £625 p/a
- Close Proximity to West Wickham & Hayes







**GOATLEY & HIRST**

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

1 Elmfield Park, Bromley, BR1 1LU