



95 Queensway
West Wickham, BR4 9DT

£825,000 Freehold EPC: Band C

 **Maguire Baylis**



GUIDE PRICE £825,000 - £850,000 Maguire Baylis presents this modern and spacious four-bedroom family home with excellent living accommodation, generous gardens and a substantial garden room/outbuilding, ideally positioned on Queensway, West Wickham.

Offering approximately 1,505 sq ft (139.8 sq m) of internal accommodation, this well-proportioned property provides versatile living space arranged over two floors, complemented by an impressive 316 sq ft (29.3 sq m) outbuilding.

The ground floor features a welcoming reception room, alongside a separate dining room with attractive bay-style frontage. The modern fitted kitchen, utility room and additional shower room provide practical everyday amenities, while the generous garden offers excellent potential for outdoor entertaining and family enjoyment.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, together with a family bathroom. The accommodation provides flexibility for growing families, guests or those requiring dedicated home-working space.

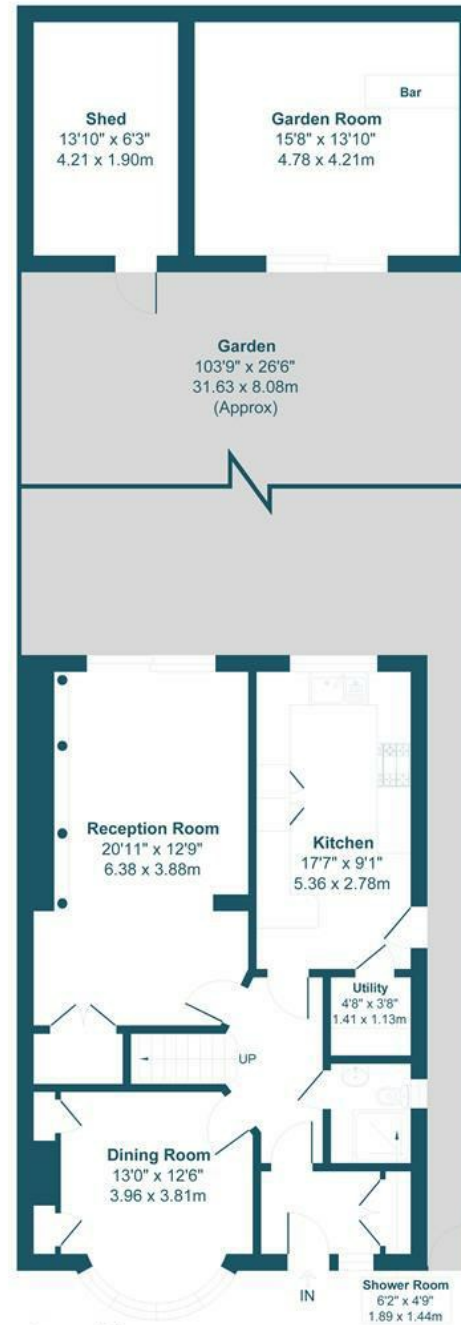
One of the property's standout features is the extensive rear garden, which includes a sizeable garden room measuring approximately 15'8" x 13'10", complete with a bar area. This versatile space could be used as a home office, studio, games room, gym or entertaining area, subject to the buyer's requirements. A separate shed provides useful additional storage.

In total, the property offers approximately 1,822 sq ft (169.2 sq m) of accommodation including the outbuilding, making it an excellent opportunity for buyers seeking a substantial family home with versatile indoor and outdoor living space.

Situated on Queensway in the popular Coney Hall area of West Wickham, the property is well placed for a range of local amenities, schools and transport links. Wickham Common Primary School is nearby, while Hayes and West Wickham stations are also close by.

- MODERN, SPACIOUS FOUR BEDROOM HOME
- SITUATED IN A POPULAR RESIDENTIAL AREA
- STUNNING GARDEN WITH LARGE OUTBUILDING
- AMPLE OFF STREET PARKING
- WALKING DISTANCE TO HAYES AND WEST WICKHAM STATIONS
- CATCHMENT FOR EXCELLENT LOCAL PRIMARY AND SECONDARY SCHOOLS
- FIRST FLOOR FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS SHOWER ROOM
- MODERN FITTED KITCHEN
- UTILITY ROOM





Ground Floor

Queensway BR4 9DT
Approximate Gross Internal Area
= 1505 sq ft / 139.8 sq m
Outbuilding = 316 sq ft / 29.3 sq m
Total = 1822 sq ft / 169.2 sq m



**Maguire
Baylis**



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 Planix



COUNCIL TAX

London borough of Bromley council tax band - F

LOCATION

///ended.fired.highs



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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.