

Robert Vincent

West Wickham
OIRO £695,000

4 bedroom detached house for sale | Freehold

Robert Vincent Estate Agents are delighted to offer for sale this substantial four-bedroom detached family home, situated in this popular residential location within West Wickham.

Extending to approximately 2083 sq ft (193.5 sq m), this impressive, detached property provides spacious and versatile accommodation and represents an excellent opportunity for a purchaser looking to modernise and improve a substantial family home to their own individual requirements.

The property is of timber-frame construction and requires modernisation throughout. Whilst the house would benefit from updating, it offers excellent potential, with generous room proportions, four bedrooms, two bathrooms, extensive living accommodation and a good-sized private garden.

For buyers prepared to undertake the necessary works, the property provides an exciting opportunity to create a sizeable and individually designed family home in an established and sought-after part of West Wickham.

THE ACCOMMODATION

The property is approached via a welcoming entrance leading into the main accommodation, with the ground floor providing a selection of well-proportioned reception and living spaces.

The principal reception room provides an excellent family living area, with generous proportions and plenty of natural light. There is also further reception accommodation which could provide a separate dining room, family room, study or additional entertaining space, depending upon the requirements of the new owner.

The existing kitchen is well positioned within the property and, whilst requiring modernisation, offers an excellent opportunity for a purchaser to create a contemporary kitchen and dining environment tailored to their own specification.

Upstairs, there are four bedrooms, providing excellent accommodation for a family, guests or those requiring additional space for working from home.

The principal bedroom is of a particularly good size, with the remaining bedrooms offering a flexible combination of double bedrooms, children's rooms, guest accommodation or home-office space.

The property also benefits from two bathrooms, providing useful facilities for a growing family.

POTENTIAL

One of the property's principal attractions is its size and versatility.

With approximately 1851 sq ft (172.1 sq m) of internal accommodation, there is considerable scope for a purchaser to modernise, reconfigure and personalise the property to suit contemporary family living, subject always to the necessary planning permissions and building regulation approvals.

The generous footprint detached nature of the property and outside space make this an appealing proposition for purchasers who are looking for something with considerably more potential than a conventional modernised family house.

The property should therefore appeal particularly to buyers who are willing to undertake a

programme of refurbishment and are looking to create their own long-term family home.

OUTSIDE

The property occupies a generous plot and benefits from a good-sized private garden, providing excellent outdoor space for family use, entertaining and future landscaping.

The garden offers considerable potential for improvement and could be transformed into an attractive landscaped garden with areas for seating, entertaining and children's play.

To the rear of the property there is off-street parking, together with carport.

LOCATION

Hartfield Crescent is an established and popular residential road situated within West Wickham, offering convenient access to a good range of local amenities, schools and transport links.

West Wickham provides a selection of shops, supermarkets, cafés, restaurants and everyday services, with further extensive facilities available in nearby Hayes, Shirley and Bromley.

The property is ideally positioned for families and is within close proximity to a number of well-regarded local schools, including Wickham Common Primary School, Keston Church of England Primary School and Hayes Primary School.

For secondary education, Hayes School and Ravens Wood School are also within the surrounding area, providing further educational options for families.

Oak Lodge Primary School, situated on Chamberlain Crescent, is another established local primary school serving the wider West Wickham area.

For commuters, the property is conveniently located for both West Wickham railway station and Hayes (Kent) railway station, providing regular rail services towards central London and surrounding areas.

The surrounding area also benefits from a number of parks, open spaces and recreational facilities, providing plenty of opportunities for walking, leisure and outdoor activities.

The combination of a substantial detached family home, generous accommodation, private garden and close proximity to local schools, amenities and transport links makes this an appealing location for families looking for a larger property within the West Wickham area.

The property is ideally positioned for those looking for a quieter residential setting whilst retaining convenient access to local amenities, transport links and the wider South East London and Kent areas. Call now to view, keys held for convenience.

Prospective purchasers are advised to make their own enquiries regarding individual school catchment areas, admissions criteria and availability of places.

AGENT'S NOTE

The property is of timber-frame construction and requires modernisation. Prospective purchasers are strongly advised to satisfy themselves as to the construction, condition and suitability of the property

and to obtain any specialist survey or professional advice they consider necessary prior to purchase. Any reference to potential alterations, extensions, reconfiguration or development should not be interpreted as confirmation that the necessary planning permission or building regulation approval will be granted. Purchasers should make their own enquiries with the relevant local authority and other appropriate bodies.

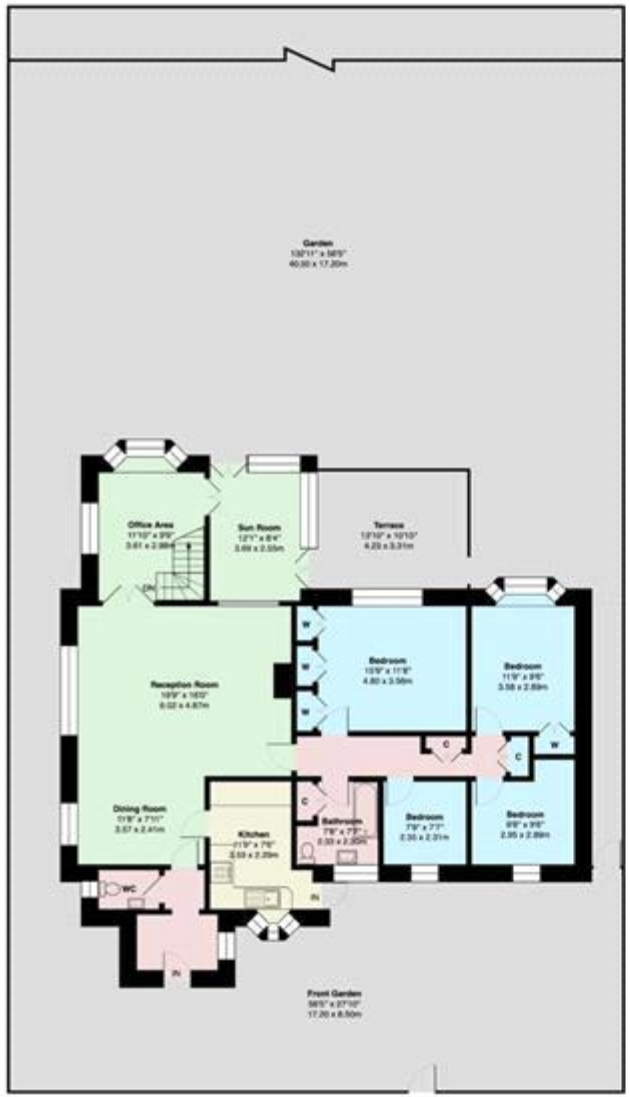
Council Tax Band: F (London Borough of Bromley)
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden








Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



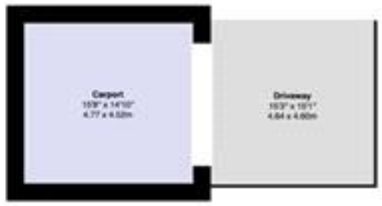
Ground Floor

Hartfield Crescent, BR4

Approximate Gross Internal Area = 1851 sq ft / 172.1 sq m

Garage Area = 252 sq ft / 23.4 sq m

Approximate Total Area = 2083 sq ft / 193.5 sq m



Outbuilding



Lower Ground Floor

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This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Viewing by appointment only
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