



Layhams Road

Layhams Road
West Wickham
Offers In Excess Of £600,000

Anthony Martin
Estate Agents

This lovely 1930's property is perfect for the needs of a growing family. Boasting plenty of ****CHARM AND CHARACTER**** and ****STUNNING VIEWS**** across open fields from the master bedroom. From the minute you walk through the door you will be impressed with the ****GENEROUS SPACES**** from the hallway, to the lounge, and open plan kitchen/diner overlooking the garden. There is a ground floor extension at the rear of the property providing a fourth bedroom and family room or study. It would also lend itself to accommodate a teenager or relative. The extensive kitchen has all the room you would need, with the benefit of a utility area with picture window looking out over open countryside. In addition there is a breakfast bar, dining area and sitting room. A downstairs shower room and WC can also be found on the ground floor. The main reception room is ideal as a grown up lounge enjoying the fabulous views to the front.

Upstairs there are 3 good sized bedrooms and a large family bathroom with roll top bath and a separate corner shower.

To the rear of the property the large garden is mainly laid to lawn with plenty of space for a BBQ on the patio and trampoline for the children. There is parking on the drive for 2 cars and additional cars can be easily parked on Chestnut Avenue. The property also benefits from a "Hail and Ride" bus service linking to Bromley and Hayes.

Sure to be very popular we would recommend viewing at your first opportunity



Layhams Road West Wickham

Ground Floor

Entrance Hall

Lounge

12'10x12'6 (3.91mx3.81m)

Sitting Room

12'10x12'6 (3.91mx3.81m)

Kitchen/Diner

24'10x11'2 (7.57mx3.40m)

Utility area

8'x2'11 (2.44mx0.89m)

Family Room/Study

9'6x8'2 (2.90mx2.49m)

Bedroom 4

10'6x8' (3.20mx2.44m)

Shower Room

First Floor

Bedroom 1

12'6x10'8 (3.81mx3.25m)

Bedroom 2

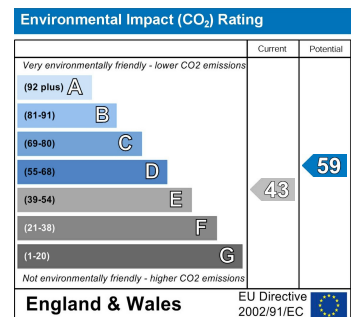
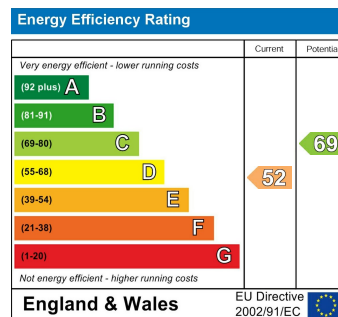
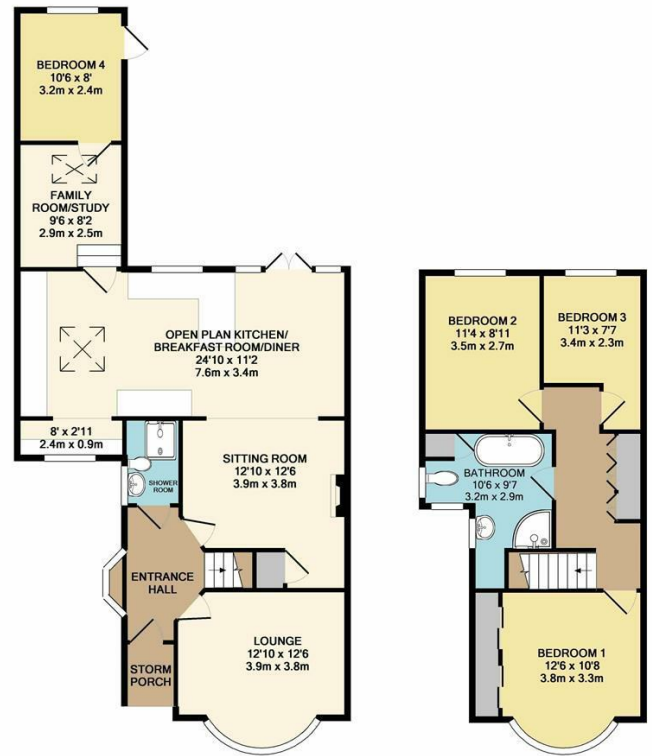
11'4x8'11 (3.45mx2.72m)

Bedroom 3

11'3x7'7 (3.43mx2.31m)

Family Bathroom

10'6x9'7 (3.20mx2.92m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.