



GUIDE PRICE

**£850,000**

**Rose Walk**

, BR4 0RW



## PROPERTY SUMMARY

\*\* GUIDE PRICE £850,000 - £900,000 \*\*

Substantial SIX bedroom semi detached home situated in West Wickham BR4.

This six bedroom property has very versatile accommodation and offers a conservatory, study, newly installed kitchen, utility room and large reception room to the ground floor. To the first floor there are five bedrooms and a family bathroom and to the second floor the master bedroom with en-suite shower room.

Externally there is a secluded rear garden and gated frontage for off street parking for a number of cars.

The property is conveniently situated next to the local park within walking distance to West Wickham High Street and West Wickham station is the nearest with services to the city. Internal viewing highly recommended.

West Wickham is a vibrant suburb absorbed into the London Borough of Bromley consisting of retail outlets, pubs, restaurants, several parks

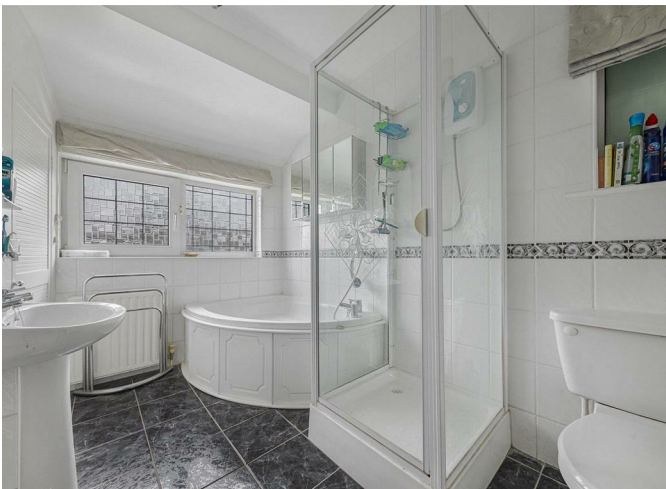
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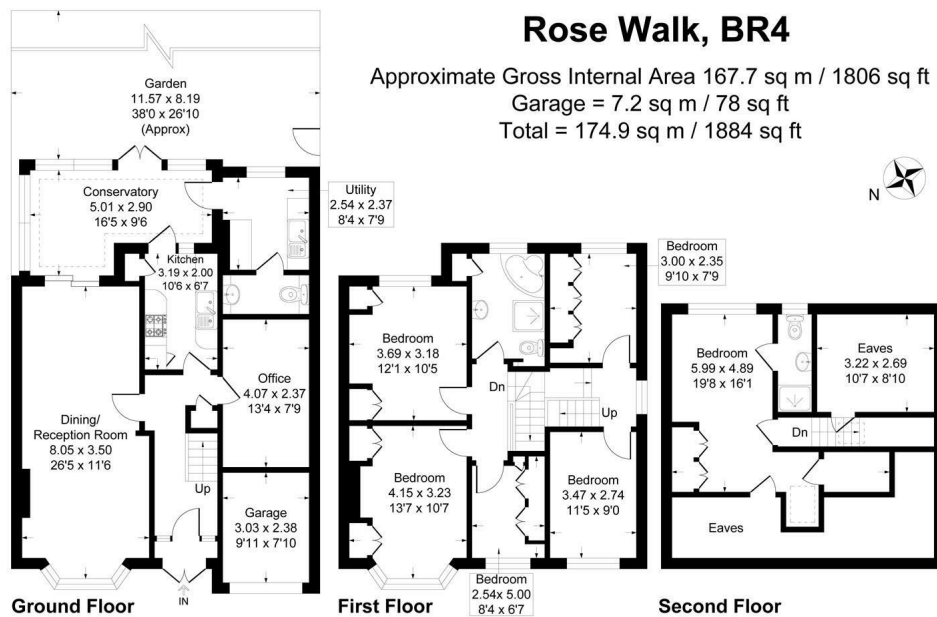
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

## EPC RATING: COUNCIL TAX BAND:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

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