



ASKING PRICE

£850,000

Layhams Road

Kent, BR4 9HG

PROPERTY SUMMARY

A charming and substantial sized cottage style FIVE bedroom extended property set in a semi rural location with attractive rear views and an modern interior.

Located in a sought after area of West Wickham offering five fantastic size bedrooms, a large family bathroom, an en suite, and a large downstairs space comprised of a family living area and a beautiful kitchen diner finished to a high spec.

Externally the property offers ample parking for five cars with a large space at the front of the house, and a stunning back garden looking onto a desirable and peaceful view of the open fields and wildlife.

This home is perfect for all extending families, situated in a great catchment area providing a luxurious yet practical lifestyle.

West Wickham is a vibrant suburb absorbed into the London Borough of Bromley consisting of retail outlets, pubs, restaurants, several parks and primarily 1930s housing. There are four primary schools including Oak Lodge, Wickham Common, Pickhurst and Hawes Down, and two private schools; St David's College and Wickham Court. Secondary schools (Ravens Wood, Langley Boys, Langley Girls and Hayes) are in neighbouring Keston, Beckenham and Hayes.

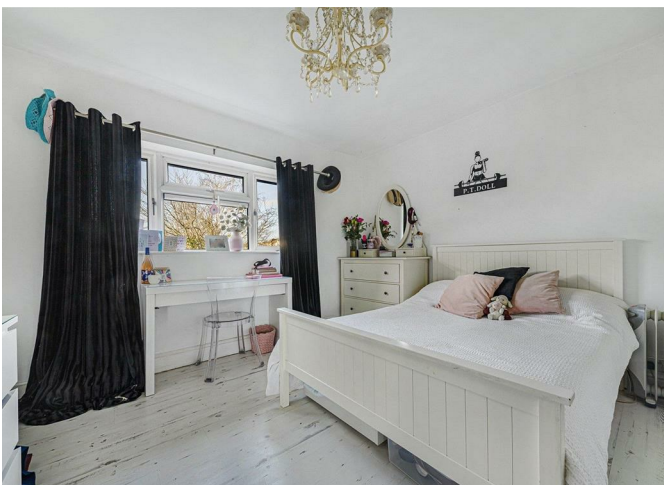
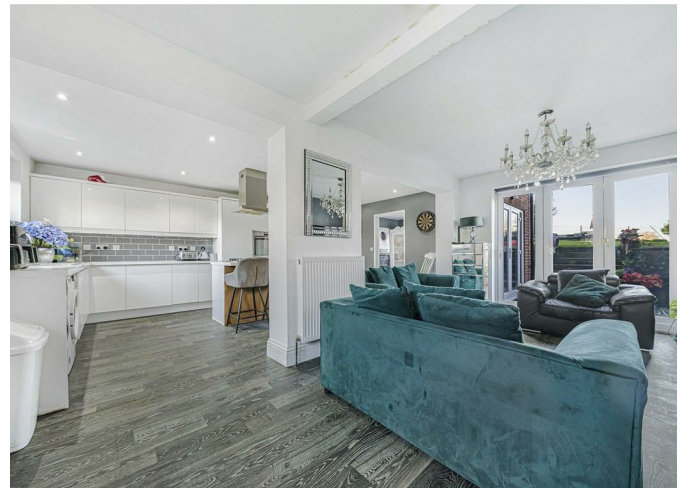
5



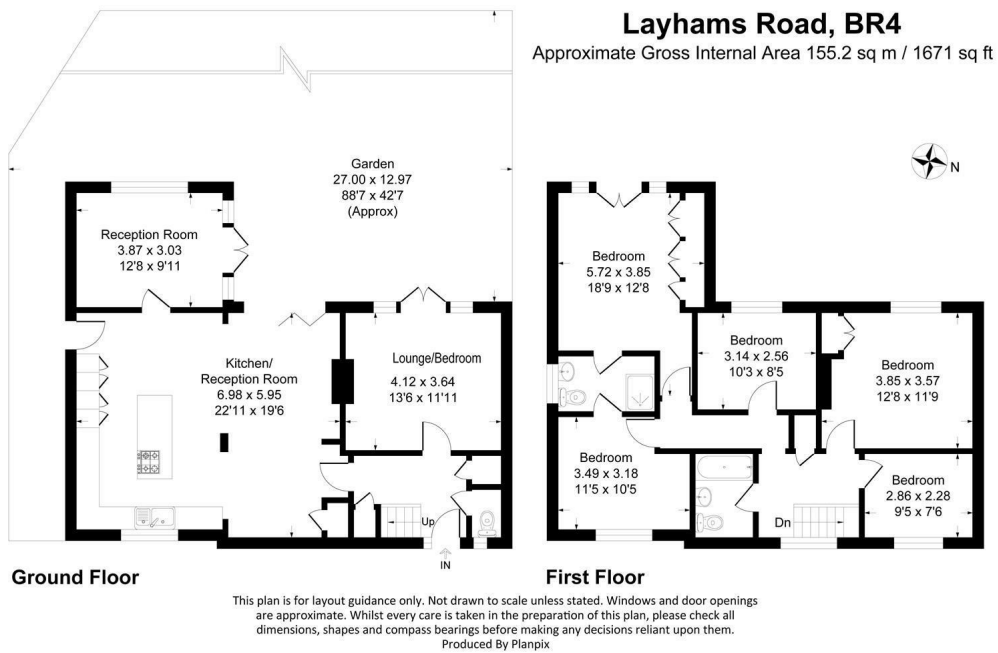
2



2







5

2

2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <div style="float: right; font-size: small;"> EU Directive 2002/91/EC </div>		

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

OFFICE ADDRESS

49 Station Approach
Hayes
Kent
BR2 7EB

OFFICE DETAILS

020 8462 0360
infohy@sinclairhammelton.co.uk