



## Hawkhurst Way, West Wickham, BR4 9PF

**£400,000 Leasehold**

Offered with an extended lease on completion this two bedroom maisonette with balcony occupies the whole of the first floor of a detached house with loft space providing storage & potential to extend (STPP), 45' x 35' private garden with South & West aspects, workshop & off street parking space. Located close to West Wickham mainline station and the shops, restaurants & bars of the high street the accommodation comprises two double bedrooms, 16'6 x 11' reception room, fitted kitchen with balcony & family bathroom. Close to Oak Lodge & Langley Schools, with easy access to Croydon & Tram links to West London.

## ENTRANCE

Covered stairs to the side lead up to the front door.

## ENTRANCE HALL

Hardwood front door with opaque glazed inserts, two storage cupboards and loft access hatch. Picture rail, radiator, dimmer switch, down lights and wood effect vinyl flooring.

## FITTED KITCHEN 8'10" x 6'6" (2.69 x 1.98)

Double glazed window and door to side leading to balcony. Range of wall and base units with work surfaces over, local tiling, stainless steel sink with mono bloc mixer tap and drainer. Integrated four ring electric hob with extractor hood over and oven below, space and plumbing for washing machine and space for fridge freezer. Wood effect vinyl flooring, dimmer switch and down lights.

## PRIVATE BALCONY

Overlooking private garden to side and rear.

## BATHROOM 7' x 6'1" (2.13m x 1.85m)

Opaque double glazed window to front, radiator, extractor fan, fully tiled to two walls and wood effect vinyl flooring. White suite comprising low level WC, pedestal wash hand basin and panel bath with mono bloc mixer tap, wall mounted thermostatic shower controls and screen. Wall mounted bathroom cabinet, mirror and electric shaver point.

## RECEPTION ROOM 16'6" x 11' (5.03m x 3.35m)

Double glazed bay window to side with white fitted box shutters, coving and radiator. Recessed chimney breast with cupboard and shelving to one side. Dimmer switch, down lights and telephone point.

## BEDROOM 12'10" x 11' (3.91m x 3.35m)

Double glazed window to side with white fitted box shutters, dimmer switch, down lights and radiator. Two fitted double wardrobes and drawer unit to one wall.

## BEDROOM 10' x 6'10" (3.05m x 2.08m)

Double glazed window to side with white fitted box shutters, dimmer switch, radiator, and two fitted double wardrobes.

## PRIVATE GARDEN, WORKSHOP & PARKING SPACE 45' x 35' (13.72m x 10.67m)



Private garden with open aspects to both South and West. Mainly laid lawn with patio area, large wooden workshop, decking area and mature tree and shrub borders. Personal off street parking space.

## LEASE & CHARGES

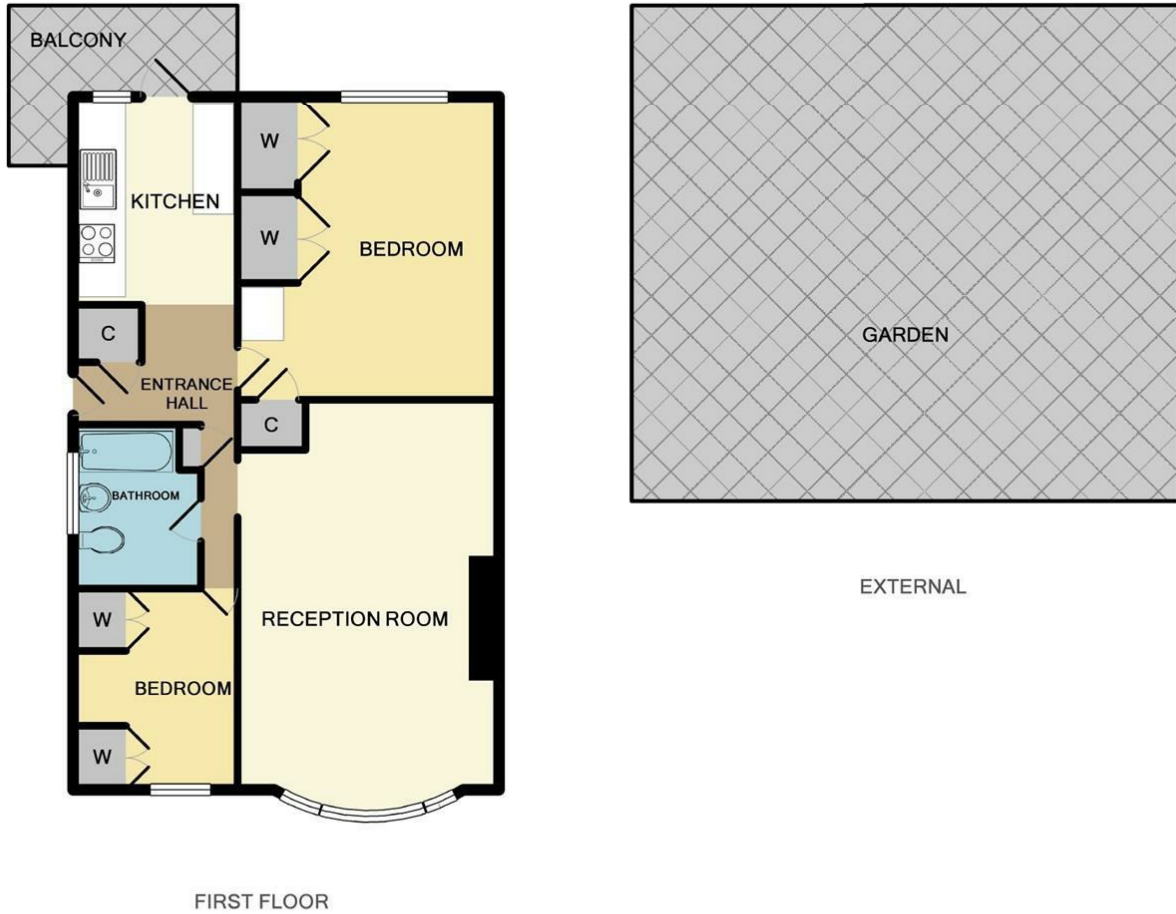
There will be an extended lease on completion, currently has 83 years remaining. The ground rent is £120 per annum, the share of the buildings insurance is £180 (approx) per annum and there is no service charge as the top maisonette has responsibility for the upper half including the roof whilst the downstairs maisonette is responsible for the lower half and foundations. The front garden is joint upkeep which is taken in turns as required.

## TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 52sqm (Approx 560sqft)

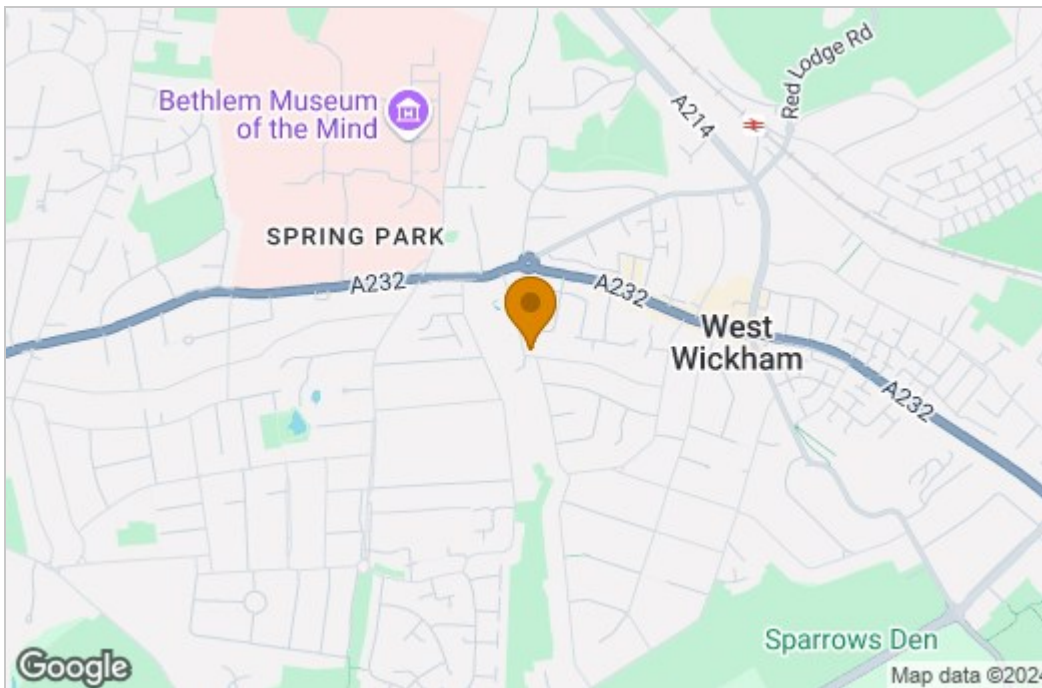
## COUNCIL TAX BAND 'C'

## Floor Plan

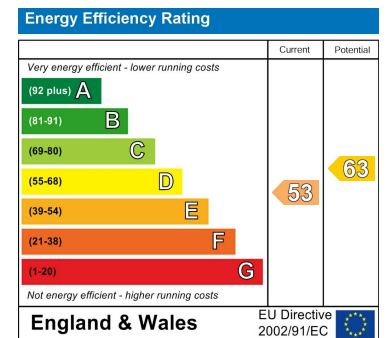


Measurements are approximate. Not to scale. Illustrative purposes only  
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## Area Map



## Energy Efficiency Graph



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