

## St. Davids Close, West Wickham, BR4 0QZ

### Offers Over £600,000 Freehold

Ideally located in a quiet yet central cul de sac close to Oak Lodge and Langley Schools, this spacious redesigned modern townhouse with cloakroom to the ground floor and large modern fitted kitchen open plan to dining room opening up onto the mature 85' rear garden. The remaining accommodation comprises four bedrooms, large lounge, sitting room/study and modern remodelled family bathroom with separate shower cubicle. There is off street parking to front and West Wickham Station and High Street are just a short walk away. Ideal family house in a fantastic location.



**PORCH 5' x 3'9 (1.52m x 1.14m)**

Double glazed porch with meter cupboard and ceramic tiled floor.

**ENTRANCE HALL 18' x 6'5 (5.49m x 1.96m)**

Double glazed front door leads into entrance hall with coving, radiator and wood flooring. Built in cloaks cupboard and under stair storage.

**CLOAKROOM**

Half tiled walls and tiled floor. Concealed cistern low level WC, wall mounted vanity wash hand basin, space and plumbing for washing machine and high level storage.

**OPEN PLAN KITCHEN/DINER**



Open plan kitchen diner comprising:

**FITTED KITCHEN 18'5 x 8'10 (5.61m x 2.69m)**

Double glazed window to front and ceramic tiled floor with under floor heating. Range of modern wall and base units with Quart worksurfaces and returns, Franke 1.5 bowl sink and drainer, taps and food waste disposal unit, extractor fan, down lights and brushed steel sockets. Integrated Smeg dishwasher, space for American style fridge freezer and six burner Rangemaster cooker and brushed steel extractor hood over.

**DINING ROOM 15'8 x 10'2 (4.78m x 3.10m)**

Double glazed windows and French doors to rear. Ceramic tiled floor with under floor heating and high level storage.

**LOUNGE 18'4 x 16' (5.59m x 4.88m)**



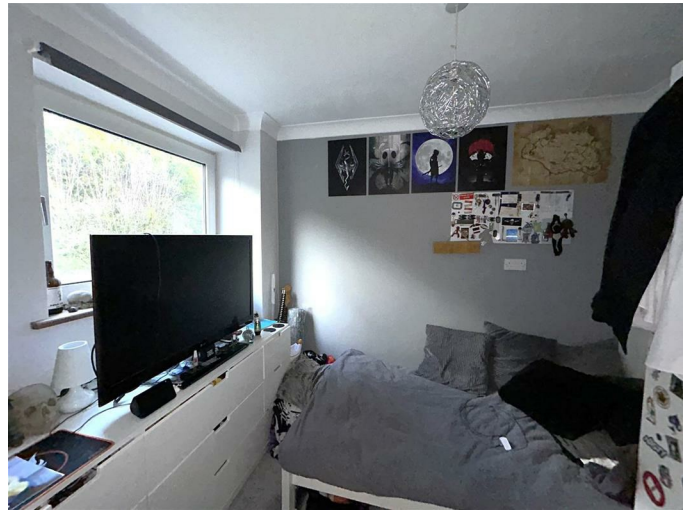
Two double glazed windows to front, radiator, wall lights and stairs up and down.

**SITTING ROOM/STUDY 9'8 x 8'6 (2.95m x 2.59m)**



Double glazed window to rear and wall lights.

**BEDROOM FOUR 9'3 x 7' (2.82m x 2.13m)**



Double glazed window to rear and coving.

**LANDING 9'6 x 6' (2.90m x 1.83m)**

Loft access hatch with ladder to 3/4 loft boarded offering a large amount of storage space light and combination boiler. Airing cupboard and over stair linen cupboard.



### **BEDROOM ONE 13' x 9'6 (3.96m x 2.90m)**



Double glazed window to rear, coving and radiator. Built in wardrobes and down lights.

### **BEDROOM TWO 12'6 x 9'6 (3.81m x 2.90m)**

Double glazed window to front, and radiator.

### **BEDROOM THREE 8'6 x 7' (2.59m x 2.13m)**



Double glazed window to front, radiator and built in wardrobe.

### **FAMILY BATHROOM 9'4 x 6' (2.84m x 1.83m)**



High level opaque double glazed window to rear, chrome ladder towel warmer, extractor fan, half tiled walls, tiled floor and fully tiled shower cubicle with wall mounted thermostatic mixer tap and controls. Panel bath with central mixer tap, low level WC and wall mounted wash hand basin with mono bloc mixer tap.

### **REAR GARDEN 85' x 17' (25.91m x 5.18m)**



Large patio area with power, light and outside tap leads to central laid lawn area with mature tree and shrub borders. Path leading to rear with wooden storage shed and rear access gate.

### **FRONTAGE**



Driveway providing off street parking for two cars and laid lawn area.

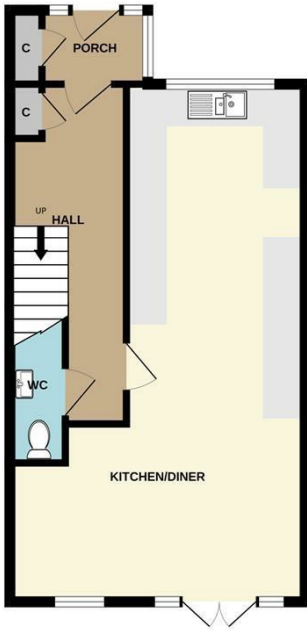
**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 124sqm (Approx. 1335sqft)

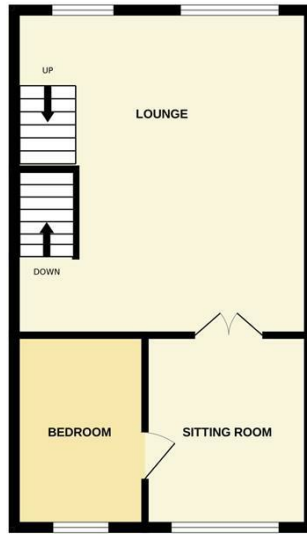
**COUNCIL TAX BAND 'E'**

# Floor Plan

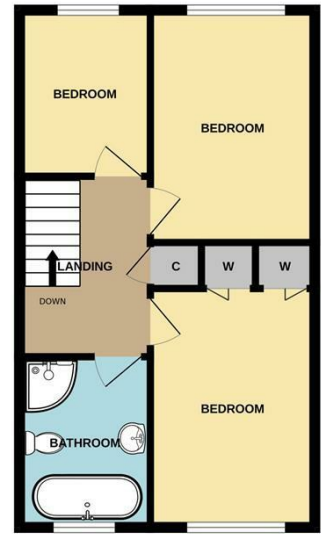
GROUND FLOOR



1ST FLOOR

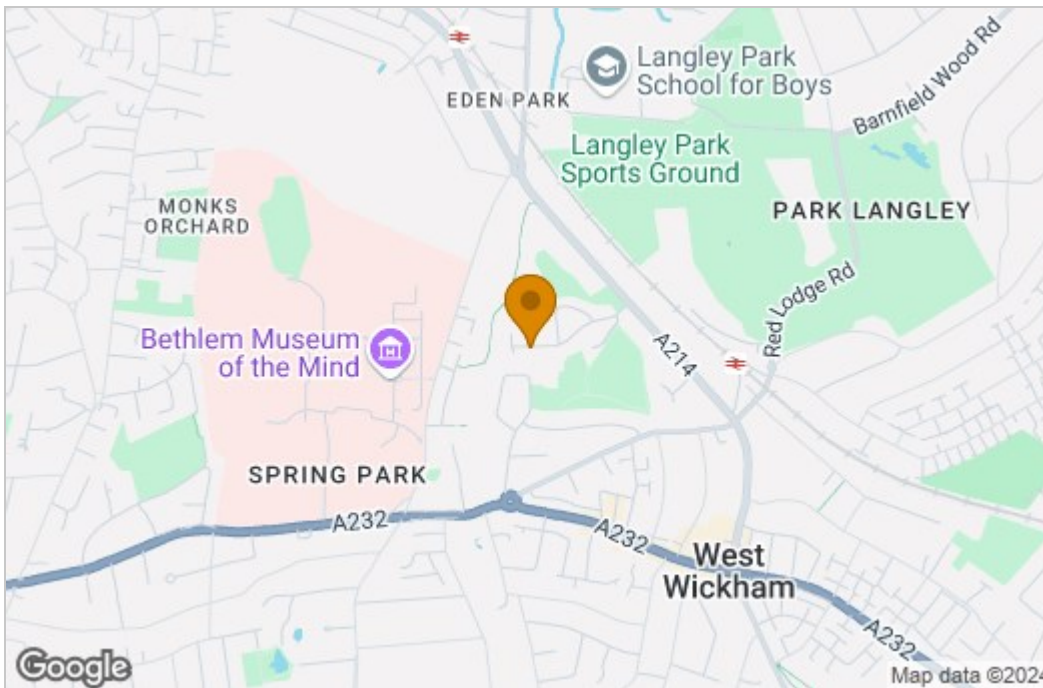


2ND FLOOR

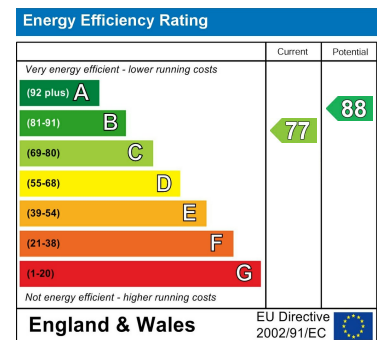


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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