



Harvest Bank Road, West Wickham, BR4 9DL

£725,000 Freehold

Beautifully presented three bedroom semi detached family home set on a peaceful residential road and ideally placed for Wickham Common Primary, Hayes School and Hayes station. The property features two bright reception rooms, a modern fitted kitchen, large utility room, cloakroom and conservatory leading onto a superb 90' South West facing garden with a large newly paved patio. Upstairs offers three well proportioned bedrooms and modern family bathroom. Further benefits include a Worcester boiler and front driveway providing off street parking. A fantastic family home in a highly convenient location, ready to move straight into.

PORCH

Double glazed porch with ceramic tiled floor and wall light.

ENTRANCE HALL 16' x 7'5 (max) (4.88m x 2.26m (max))

Hardwood front door with opaque glazed inserts leads into entrance hall. Picture rail, radiator in cover, under stair cupboard and wood laminate flooring.

CLOAKROOM

Low level WC, wall mounted vanity wash hand basin, local tiling and wood laminate flooring.

LOUNGE 15'3 x 13' (into bay) (4.65m x 3.96m (into bay))



Double glazed bay window to front with fitted white plantation shutters, coving, dado rail and radiator. Wall lights and wrought Iron gas feature fireplace with wooden mantle and stone hearth.

DINING ROOM 13' x 11'4 (3.96m x 3.45m)

Glazed French doors to rear leading to conservatory, coving and radiator in cover.

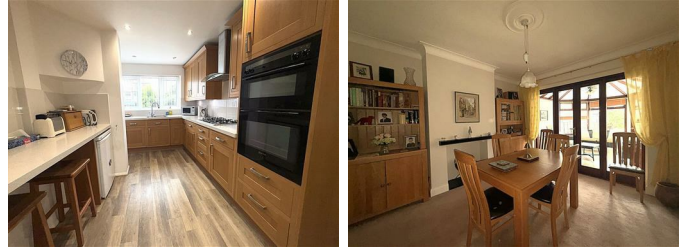
CONSERVATORY 11'9 x 10'8 (3.58m x 3.25m)



Double glazed conservatory with double glazed

French doors leading to large newly paved patio. Radiator in cover and wood laminate flooring.

FITTED KITCHEN 14'2 x 8'11 (4.32m x 2.72m)



Double glazed window to rear, radiator and wood effect Vinyl flooring. Range of wall units with under light and base units with Quartz veneered work surfaces over and local tiling. 1.5 bowl brushed steel sink with mixer tap and drainer, breakfast bar and space for under counter fridge and water softener. Integrated NEFF gas hob with brushed steel extractor fan over and integrated NEFF double oven.

UTILITY ROOM 11'10 x 8'9 (3.61m x 2.67m)



Double glazed windows and door to rear and personal door to garage. Coving, radiator, wood laminate flooring, range of wall and base units with space for tall fridge freezer and space with plumbing for washing machine and tumble dryer.

LANDING 11'2 x 9'1 (3.40m x 2.77m)

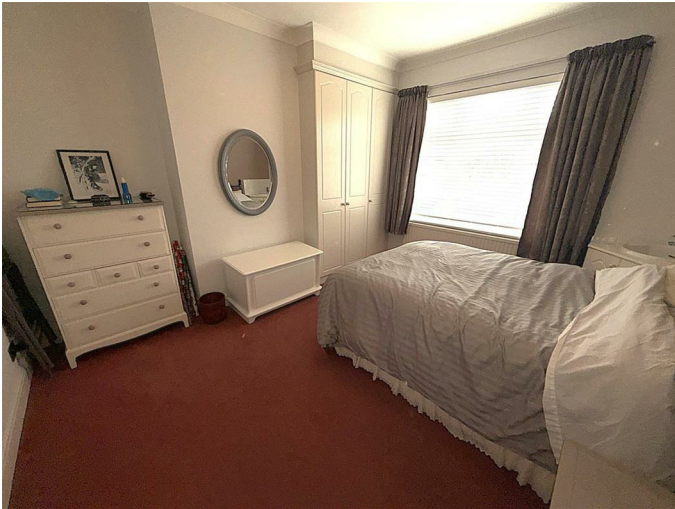
Opaque double glazed window to side, coving and loft access hatch.

BEDROOM ONE 17'6 x 11'5 (5.33m x 3.48m)



Double glazed bay window to front, coving and radiator. Fitted triple wardrobe and corner vanity unit with inset wash hand basin.

BEDROOM TWO 15'5 x 9'5 (to wardrobes, into bay) (4.70m x 2.87m (to wardrobes, into bay))



Double glazed window to rear, coving and radiator. Range of fitted wardrobes to one wall.

BEDROOM THREE 9' x 7'9 (2.74m x 2.36m)



Double glazed window to front, coving and radiator. Range of fitted office/bedroom furniture.

Fitted triple wardrobe and corner vanity unit with inset wash hand basin

FAMILY BATHROOM 9' x 8'10 (max) (2.74m x 2.69m (max))



Opaque double glazed window to side and airing cupboard housing Worcester Bosch Greenstar boiler. Fully tiled walls and wood effect Vinyl flooring, panel bath with shower over and screen and wall mounted mirrored bathroom cabinet. Anthracite ladder towel warmer and vanity unit housing concealed cistern low level WC and inset wash hand basin with mono bloc mixer tap.

REAR GARDEN 90' x 35' (27.43m x 10.67m)



Private South West facing rear garden with large recently paved patio area, outside tap and light. Laid lawn area with mature trees and shrubs with wooden storage shed to rear and pergola with paved seating area to side.

GARAGE 19' x 12' (5.79m x 3.66m)

Up and over door to front and personal door to rear, power and light.

FRONTAGE 25' x 35' (7.62m x 10.67m)



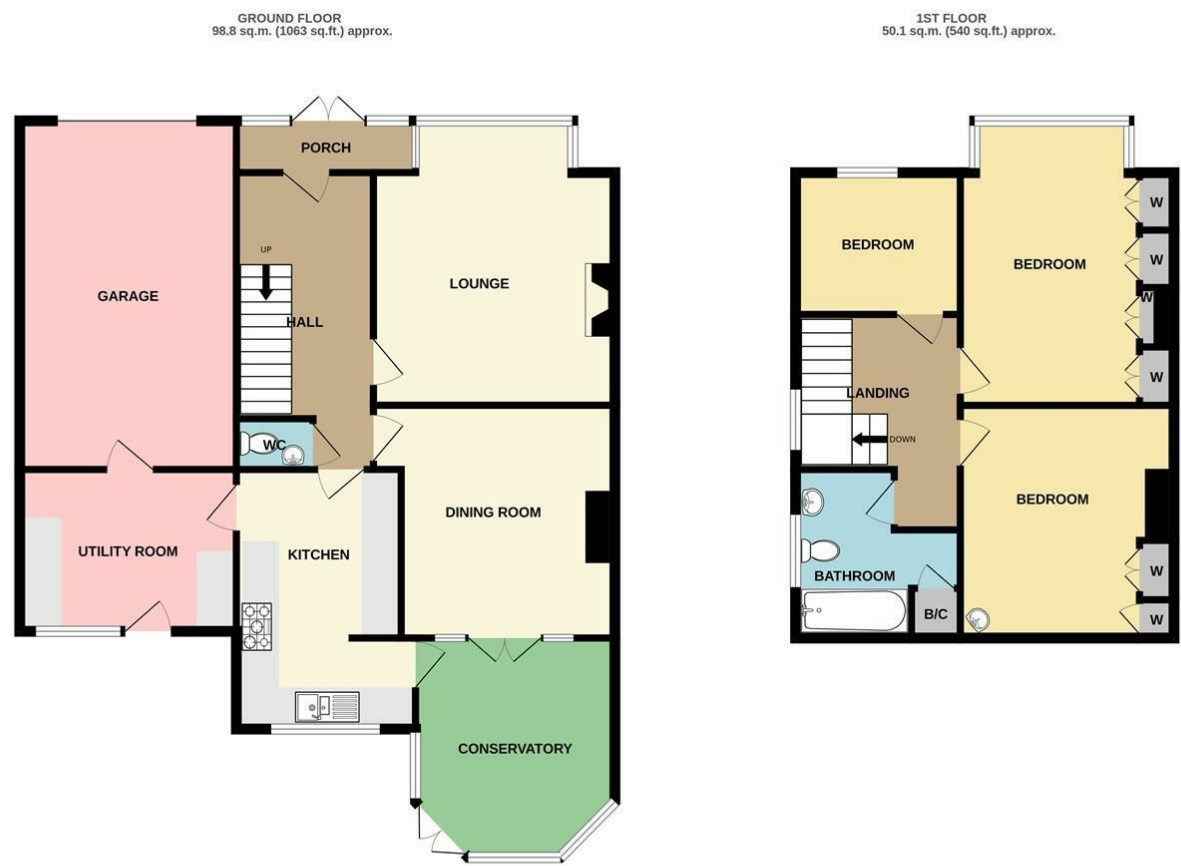
Paved frontage proving off street parking with mature shrub bed to one corner.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 116qm (Approx. 1248sqft)

COUNCIL TAX BAND 'E'

Floor Plan

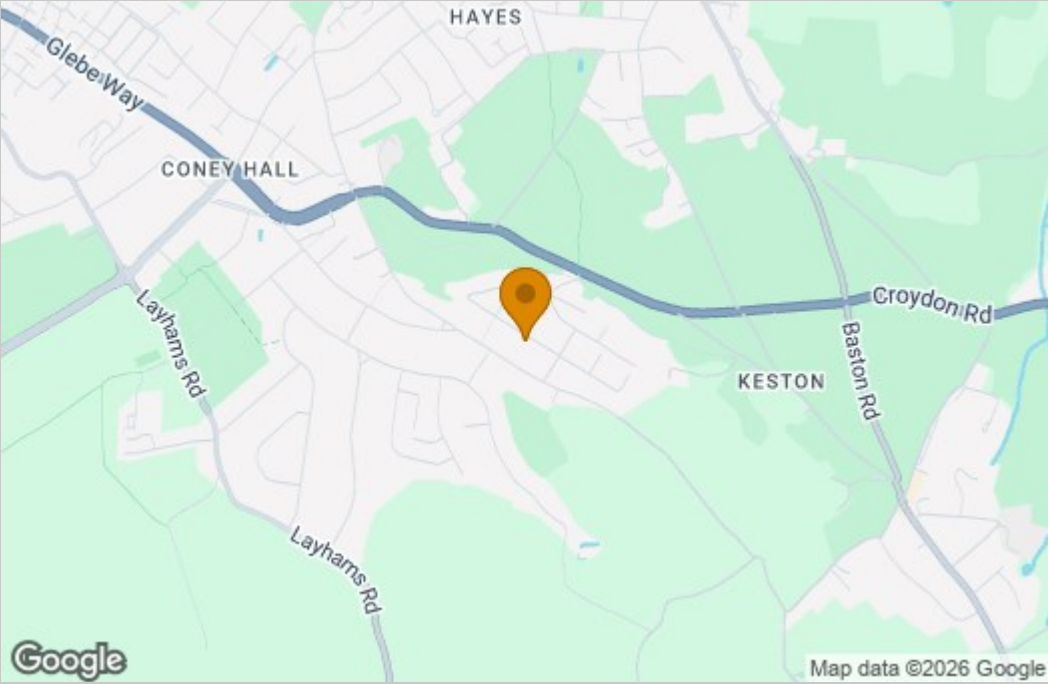


TOTAL FLOOR AREA : 148.9 sq.m. (1603 sq.ft.) approx.

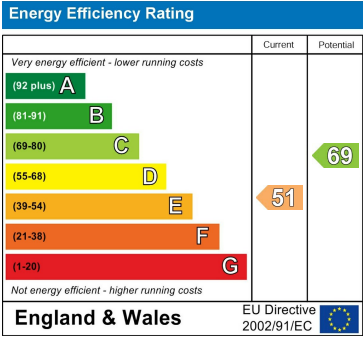
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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