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MARRIOTT VERNON

ESTATE AGENTS



105 Birch Tree Avenue, West Wickham, BR4 9EQ

Guide price £725,000-£775,000





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Marriott Vernon present to the market this beautifully presented, extended three/four bedroom semi detached family home with off street parking and delightful private garden, pleasantly situated in a sought after residential location on the edge of Well Woods. The property has been significantly extended offering considerable bright and spacious accommodation with flexible layout for a growing family. Features include an impressive open plan reception/kitchen/family room with shaker style kitchen, quartz worktops and island, double Bosch ovens, AEG 5 ring hob and extractor fan.

separate utility, two bath/shower rooms, inbuilt storage, quality floor coverings, gas central heating (new boiler) and double glazing. The property further benefits from a sunny rear garden with garden room, currently unfinished, but with it's own electric supply and excellent potential for home working or hobbies.

Accommodation comprises entrance hall leading to the front aspect reception/4th bedroom ground floor bathroom, to the rear of the property, the extended reception/kitchen/family room offers a haven for all the family, with bi-folding doors onto the rear patio and garden backing onto the woods. A utility room provides additional work and appliance space. To the first floor, there are three generous bedrooms - two of which have been extended - plus a family bathroom.

The property is very conveniently located within easy reach of Hayes station and regular bus routes linking the surrounding area. There is a variety of local shops and amenities close-by in West Wickham, with Bromley and Croydon town centres within easy reach for a wider array of shops, bars, cafes and restaurants, as well as cinema and bowling complex and a host of other leisure facilities. The area is well served by excellent local schools and beautiful open spaces.







Floor Plans



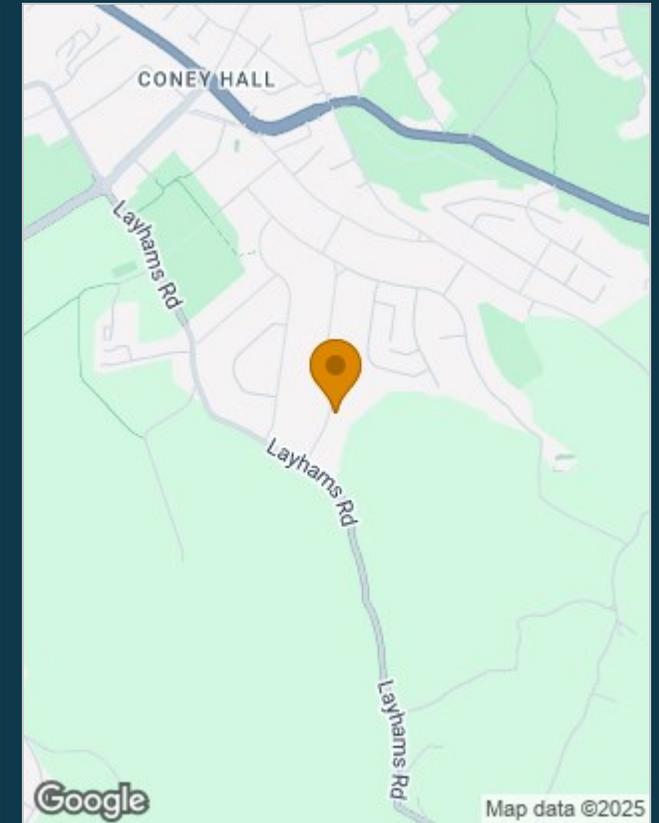
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	