



## 1 The Drive, West Wickham, BR4 0EP

\*\*\*\*\*Offers in excess of £1,100,000\*\*\*\*\*

Nestled in the desirable residential area of The Drive, West Wickham, this attractive four-bedroom detached house presents a wonderful opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining.

The house features two bathrooms, providing convenience for family living. Although the property is in need of refurbishment, it holds great potential for transformation into a modern and stylish residence.

Situated within the sought-after Langley school catchment area, this home is ideal for families seeking quality education for their children. Additionally, off-street parking is available, and the property is conveniently located close to West Wickham station, making commuting a breeze.

This is a rare chance to acquire a charming detached house in a prime location, perfect for those looking to invest in a property with significant potential. Don't miss out on the opportunity to make this house your own.

Please call to book a viewing to see this property.

- Attractive four bedroom detached house
- In need of modernisation
- Two bathrooms
- Potential to extend STPP
- Delightful large garden
- Close to Langley secondary schools and very good primary schools
- Close to West Wickham station
- Walking distance to West Wickham high-street, excellent amenities and good restaurants
- Council Tax G
- EPC F

**£1,100,000**

GROUND FLOOR  
992 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	