29 Highfield Drive

West Wickham, BR4 9NJ

£850,000 Freehold EPC: D

Maguire Baylis

Offered for sale Chain Free, Maguire Baylis Estate Agents are delighted to present this impressive 1930s semi-detached home offering spacious and well-balanced accommodation throughout, situated on a sought-after residential road with excellent access to town centre amenities and local schools.

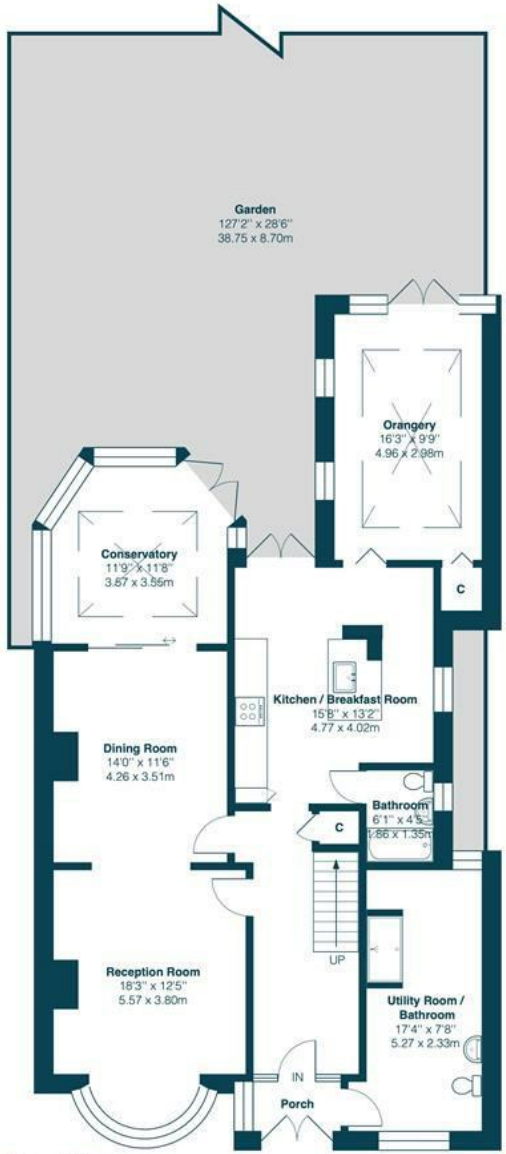
This generously proportioned property features three well-sized bedrooms and three bath/shower rooms, making it ideal for family living. The ground floor provides excellent living space with a large lounge and a separate dining room, connected by a wide opening, offering flexibility for everyday use and entertaining.

The kitchen/breakfast room is fitted with a good range of units, while the standout orangery/garden room with its striking roof lantern brings in an abundance of natural light and opens directly onto a covered decked terrace – perfect for enjoying the outdoors in all seasons. A further double-glazed conservatory provides additional garden-facing living space.

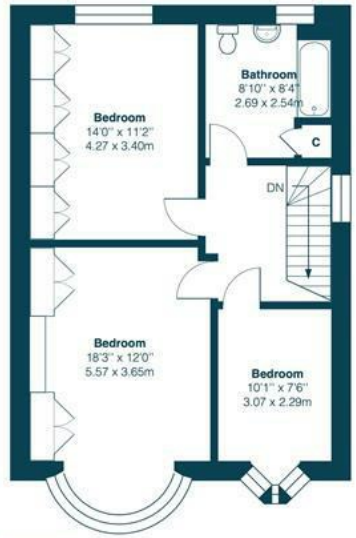
Outside, the rear garden extends to approximately 130ft and enjoys a sunny south-facing aspect, creating a delightful setting. To the front, a private driveway provides off-street parking.

An excellent opportunity to acquire a substantial home, with further potential to improve, in a well-regarded location.

- IMPRESSIVE 1930's SEMI DETACHED HOME ** CHAIN FREE
- SPACIOUS ACCOMMODATION THROUGHOUT
- THREE GOOD SIZE BEDROOMS ** THREE BATH/SHOWER ROOMS
- LOUNGE & DINING ROOM
- FITTED KITCHEN/BREAFAST ROOM
- ORANGERY/GARDEN ROOM
- DOUBLE GLAZED CONSERVATORY
- DELIGHTFUL 130' SOUTH FACING GARDEN ** DRIVEWAY AT FRONT
- HIGHLY REGARDED RESIDENTIAL ROAD
- EASY ACCESS TOWN CENTRE AMENITIES AND LOCAL SCHOOLS



Ground Floor



First Floor

Highfield Drive, BR4

Approximate Gross Internal Area
1810 sq ft / 168.2 sq m

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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,
shapes and compass bearings prior to making any decisions reliant upon them.
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ENTRANCE PORCH
Enclosed porch with double glazed front door; tiled flooring; porch light; double glazed door leading to:

SHOWER ROOM/WC/UTILITY
17'5 x 7'7 (5.31m x 2.31m)
Double glazed windows to front and rear with fitted plantation shutters; tiled flooring with underfloor heating; modern built-in over-sized shower cubicle; WC; fitted wash basin; space and plumbing for washing machine and dryer.

HALLWAY
17'5 x 6'9 (5.31m x 2.06m)
A welcoming entrance hallway featuring double glazed stained glass front door and windows to front; built-in coats/storage cupboard; understairs recess; radiator; stairs to first floor.

LOUNGE
18' x 12'5 (5.49m x 3.78m)
Double glazed window to front with fitted plantation shutters; feature stone fireplace with gas fire; period style radiator.

DINING ROOM
14' x 11'5 (4.27m x 3.48m)
Double glazed sliding doors leading to conservatory; recessed fireplace with gas fire; period style radiator.

CONSERVATORY
11'7 x 10'8 (3.53m x 3.25m)
Double glazed conservatory with windows to three sides, vaulted glazed roof and French doors to garden; tiled flooring.

BATHROOM/WC
Double glazed window to side; modern suite comprising small bath with mixer tap/shower attachment over; fitted wash basin with storage under; WC; part tiled walls; radiator.

KITCHEN
16' x 13'2 (4.88m x 4.01m)
Fitted with a range of fitted wall and base units with worktops to one wall plus central unit featuring Silestone worktop and inset sink unit; double glazed French doors to rear; window to side with fitted shutters; Smeg electric hob; built-in oven; wall mounted gas boiler; radiator; door to:

ORANGERY/GARDEN ROOM
16'1 x 9'9 (4.90m x 2.97m)
A lovely room featuring large double glazed roof lantern; French doors to rear, plus windows to side; two period style radiators; wood flooring.

FIRST FLOOR LANDING
A spacious landing area with double glazed stained glass window to side; access to loft space.

BEDROOM 1
18'1 x 11'10 (5.51m x 3.61m)
Double glazed bay window to front with fitted plantation shutters; range of fitted wardrobes within recesses to one wall; radiator.

BEDROOM 2
14' x 11'1 (4.27m x 3.38m)
Double glazed window to rear; fitted wardrobes to one wall with sliding doors; radiator.

BEDROOM 3
10' x 7'6 (3.05m x 2.29m)
Double glazed bay window to front with fitted plantation shutters; radiator.

BATHROOM
8'9 x 8'3 (2.67m x 2.51m)
A large bathroom featuring: Double glazed window to rear; suite comprising panelled bath with built-in shower over and fitted glass screen; inset wash basin with storage units under; WC; part tiled; cupboard housing hot water tank.

GARDEN
approx 130' (approx 39.62m)
The delightful rear garden is a particular feature, providing a glorious south facing aspect. The garden has been cherished for many years by the current owners. It features a large expanse of lawn with many mature trees and shrubs affording a high degree of seclusion and year round interest. There is a gravelled patio area plus a super decked terraced which is covered and leads from the orangery. Side access.

PARKING
Off street parking on driveway to front with a resin driveway - installed over recent years. There is also an attractive front garden featuring lawn and mature shrubs.

LOCATION
What3words: ///save.each.event

COUNCIL TAX
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