



17 Dukes Way  
West Wickham, BR4 9AU

**£800,000 Freehold EPC: Band C**

 **Maguire Baylis**



GUIDE PRICE £800,000 - £825,000 An exceptional semi-detached residence offering beautifully appointed four-bedroom family accommodation, complemented by a stunning south-facing garden and positioned within an exclusive cul-de-sac setting.

Ideally located just a short walk from the excellent amenities at Coney Hall, the property is also within easy reach of a number of highly regarded schools including Wickham Common Primary School, Hawes Down Primary School, Hayes Primary School and Hayes School.

The property has been thoughtfully extended to provide a versatile living space throughout. At the heart of the home is an impressive open-plan kitchen/dining room, creating a superb space for both everyday living and entertaining, with doors opening directly onto the rear garden. The extension also added a utility room to the ground floor. A generous front reception room provides further refined living accommodation with an opening to the formal dining area, further doors leading to garden, the garage has been converted to create more living space which is currently used as a study, this space could also be used as a fifth bedroom, while a downstairs cloakroom/WC completes the ground floor.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms, with the master bedroom benefitting from fitted wardrobes, a modern family bathroom and a further modern shower room completes this floor.

Externally, the secluded south east facing rear garden enjoys a wonderful sunny aspect and has been beautifully arranged for outdoor entertaining, featuring a paved patio, an area of lawn and mature planted borders. To the front, a block-paved driveway provides off-street parking for two vehicles.

Dukes Way is perfectly positioned between Hayes and West Wickham, offering convenient access to excellent transport connections, while The Glades and Bromley High Street are both within easy reach.



- EXTENDED SEMI DETACHED FAMILY HOME
- SOUGHT AFTER CUL DE SAC LOCATION
- SOUTH FACING GARDEN
- OFF STREET PARKING
- CATCHMENT FOR OUTSTANDING PRIMARY AND SECONDARY SCHOOLS
- FOUR LARGE BEDROOMS, TWO BATHROOMS
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM
- CLOSE TO LOCAL PARADE, HIGH STREET AND HAYES STATION
- GOOD CONDITION THROUGHOUT



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
**Produced By Planpix**



#### **ENTRANCE HALL**

Door to front, stairs to landing, doors leading to lounge, dining room and kitchen.

#### **RECEPTION ROOM**

Double glazed bay to front, carpet, feature fireplace, opening leading to dining room.

#### **DINING ROOM**

Double glazed doors leading to garden, carpet.

#### **KITCHEN/DINER**

Double glazed door to garden, range of wall and base units with breakfast bar, space for dining table, door leading to utility room

#### **UTILITY ROOM**

Double glazed door to side, wall and base units, space for washing machine and dryer.

#### **STUDY/BEDROOM**

Double glazed window to front, carpet.

#### **CLOAKROOM**

Double glazed window to side, w.c, wash hand basin.

#### **MASTER BEDROOM**

Double glazed bay window to front, carpet, built in bespoke wardrobes and drawers.

#### **BEDROOM TWO**

Double glazed window to rear, carpet.

#### **BEDROOM THREE**

Double glazed window to front, carpet.

#### **BEDROOM FOUR**

Double glazed window to front, built in storage, laminate flooring.

#### **FAMILY BATHROOM**

Double glazed window to rear, fully tiled walls, bath with shower and screen over, wash hand basin with vanity unit above, w.c.

#### **SHOWER ROOM**

Double glazed window to rear, fully tiled walls, walk in shower unit, wash hand basin, w.c.

#### **GARDEN**

South east facing garden, mainly laid to lawn, paved patio, side access to front.

#### **PARKING**

Paved off street parking to the front.

#### **COUNCIL TAX**

London borough of Bromley council tax band - E

#### **LOCATION**

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104 Beckenham Lane  
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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.