

- Entrance Hall
- Kitchen  
9'10" x 9'8" (3.02 x 2.95)
- Reception Room  
12'7" x 12'8" (3.85 x 3.88)
- Conservatory  
12'5" x 8'10" (3.80 x 2.70)
- Bathroom  
6'11" x 6'3" (2.12 x 1.93)
- Lounge  
14'0" x 12'7" (4.27 x 3.85)
- Bedroom / Office  
8'6" x 6'3" (2.60 x 1.92)
- Landing
- Bedroom  
11'10" x 14'0" (3.63 x 4.27)
- Bathroom  
8'11" x 7'1" (2.74 x 2.18)
- Bedroom  
12'9" x 11'2" (3.89 x 3.41)
- En-Suite  
3'11" x 3'4" (1.21 x 1.03)
- Boiler Room
- Garage  
9'0" x 20'2" (2.76 x 6.16)
- Workshop  
23'7" x 8'1" (7.19 x 2.47)
- Front Garden
- Rear Garden
- Off Street Parking

**Ground Floor Building 1**

**Floor 2 Building 1**

**Ground Floor Building 2**

**Ground Floor Building 3**

Approximate total area<sup>(1)</sup>  
1564.77 ft<sup>2</sup>  
145.37 m<sup>2</sup>

Reduced headroom  
18.06 ft<sup>2</sup>  
1.68 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



EST 1973  
**Paul Meakin** ESTATE AGENTS  
 Guide Price £625,000 Corkscrew Hill, West Wickham, BR4 9BB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Virtual Tour:



TAX BAND: £

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



We are delighted to welcome to the market this three bedroom extended semi detached family home, offering versatile accommodation. The ground floor comprises a large reception room with brick built fireplace and wood burner and this leads to a beautiful conservatory opening onto the rear garden; a refitted kitchen and bathroom, a separate lounge to the front, and downstairs bedroom/office. On the first floor there are two light and airy double bedrooms, both with ensuites. There is a pleasant, easy to maintain rear garden as well as a patio area and a workshop. In addition, a shared driveway leads to a single garage and a large front garden.

The property is approximately 0.5 miles to West Wickham high street which is a charming area with an array of popular shops, cafes and restaurants as well as with excellent transport links and a picturesque surrounding.

Freehold / Bromley Council Tax Band E / EPC C.

