



**4 Birch Tree Avenue, West Wickham**

Guide Price **£500,000**



# 4 Birch Tree Avenue

West Wickham

Superbly located on the popular Coney Hall Village, this two-bedroom semi-detached house presents a great opportunity for buyers seeking a home with much in the way of potential. Boasting a garage and off-street parking, this property offers a westerly facing rear garden extending to approximately 100 feet. With the potential for extensions (subject to planning permission) and being offered chain-free, this property presents a canvas for imaginative buyers looking to make their mark. Although requiring updating, this charming house is brimming with possibilities for those with a vision. Call now to arrange a viewing today and envision the future possibilities that await in this charming Coney Hall residence.



## The Ground Floor Accommodation

### Entrance Hall

**Lounge** 4.06m (13'4") x 3.87m (12'9")

**Dining Room** 4.06m (13'4") x 3.92m (12'10")

**Kitchen** 4.11m (13'6") x 1.82m (5')

## The First Floor Accommodation

### Landing

**Bedroom 1** 4.04m (13'3") x 3.99m (13'1")

**Bedroom 2** 3.32m (10'11") x 2.93m (9'7") max

### Bathroom







### Extension Potential

Many, in fact most, homes in the Coney Hall Village area have had large extensions, and there is scope to do similar here. Neighbouring properties have undergone improvements in the form of double-storey side and rear additions, some having loft conversions too, and the potential for renovations is just waiting for the right buyer to make it their own, subject to local authority consents. In the rear of the garden, there is space for an outbuilding that could be used as an entertainment room, home office, gym or 'teenagers den'. Obviously, any improvements of this nature will require the local authority's consent. Don't miss out on the chance to turn this house into your forever home.

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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### Garage

To the side/rear of the property, with off street parking in front.



### **Location**

The property is located in the 'Coney Hall Village' area, and can be found on the right-hand side of Birch Tree Avenue when travelling upwards from the Queensway end. This peaceful family-oriented location is convenient for local shops and supermarkets as well as some very pleasant local walks across Wickham and Hayes Common, as well as the very pleasant Coney Hall recreation ground for sporting facilities and a playground for the little ones. West Wickham High Street is only a little over a mile away.

### **Schools in the Area**

This home is ideal for those with educating children in mind, it is less than half a mile from Wickham Common Primary, and just under a mile from Hayes Secondary, both very highly regarded schools.

### **Transport Links**

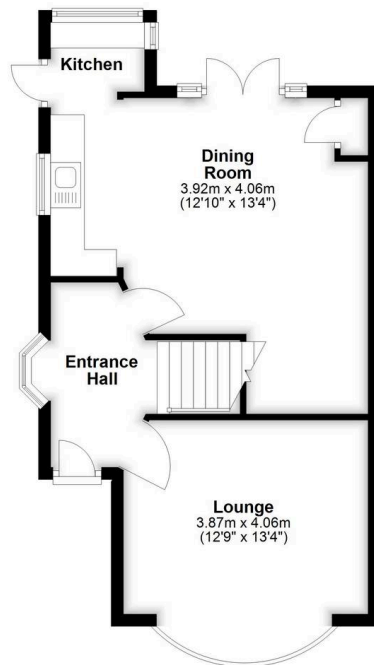
The local 138 bus route serves Coney Hall Village and provides links to Hayes Secondary School, Hayes mainline railway station and town centre, and the wealth of facilities at Bromley town centre. Within easy reach on Addington Road, you'll find the 119 bus route, which services West Wickham High Street among many other destinations. For full directions please contact Allen Heritage Estate Agents in West Wickham.





### Ground Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



Total area: approx. 80.4 sq. metres (865.4 sq. feet)

### First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)

