

FOLKLANDS



COPSE AVENUE, WEST WICKHAM
GUIDE PRICE £750,000







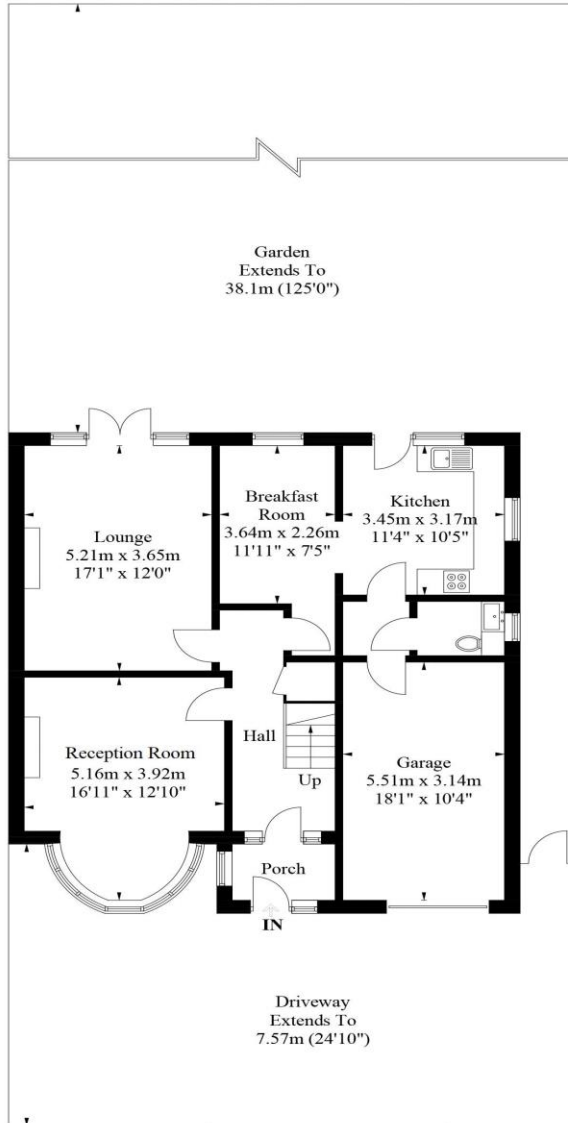


Copse Avenue, West Wickham

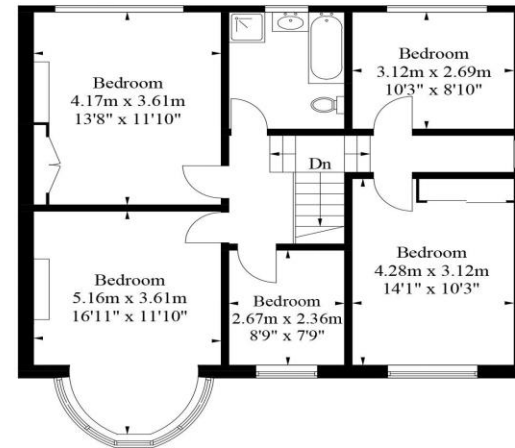
Approximate Gross Internal Area = 156.2 sq m / 1682sq ft

Garage = 17.3 sq m / 186 sq ft

Total = 173.5 sq m / 1868 sq ft



Ground Floor = 826 sq ft / 76.7 sq m



First Floor = 856 sq ft / 79.5 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID359570)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ FIVE BEDROOM SEMI-DETACHED HOUSE
- ❖ BEAUTIFUL 125' PRIVATE REAR GARDEN
- ❖ INTEGRAL GARAGE
- ❖ PARTICULARLY WELL PRESENTED THROUGHOUT
- ❖ LARGE DRIVEWAY
- ❖ HIGHLY SOUGHT AFTER LOCATION
- ❖ 0.9 MILES FROM WEST WICKHAM TRAIN STATION
- ❖ 1868 SQFT OF FLOOR SPACE
- ❖ PRETTY TREE LINED RESIDENTIAL ROAD

A particularly well presented five bedroom semi-detached house situated on this quiet tree lined residential road, in the sought after South Side of West Wickham, conveniently located less than one mile from West Wickham railway station.

This spacious home boasts 1868 SQFT of floor space, an integral garage, off road parking for two cars, side access, a down stairs WC, is double glazed throughout, and features a beautifully maintained 125' private rear garden with a spacious patio area and large manicured lawn.

The accommodation comprises three double bedrooms, two further single bedrooms, a four piece family bathroom suite with separate shower cubicle, large loft space with potential to convert (STPP), two separate reception rooms, breakfast room and a fitted kitchen.

Furthermore, this family home sits within close proximity of a number of well regarded primary & secondary schools and is circa half a mile from West Wickham high street which offers a wide range of shops, cafes & restaurants.

