



14 Layhams Road

West Wickham, BR4 9HG

£825,000 Freehold EPC: Band C

 **Maguire Baylis**



GUIDE PRICE £825,000 – £850,000 – Maguire Baylis are pleased to present this generously proportioned five-bedroom extended cottage-style home, set in a semi-rural location with stunning rear views and a stylish, modern interior throughout.

Situated in a highly sought-after area of West Wickham, this impressive property offers five well-sized bedrooms, a spacious family bathroom, an en suite, and extensive ground-floor accommodation. The downstairs space includes a welcoming family living area and a stunning high-spec kitchen/diner, ideal for both everyday living and entertaining.

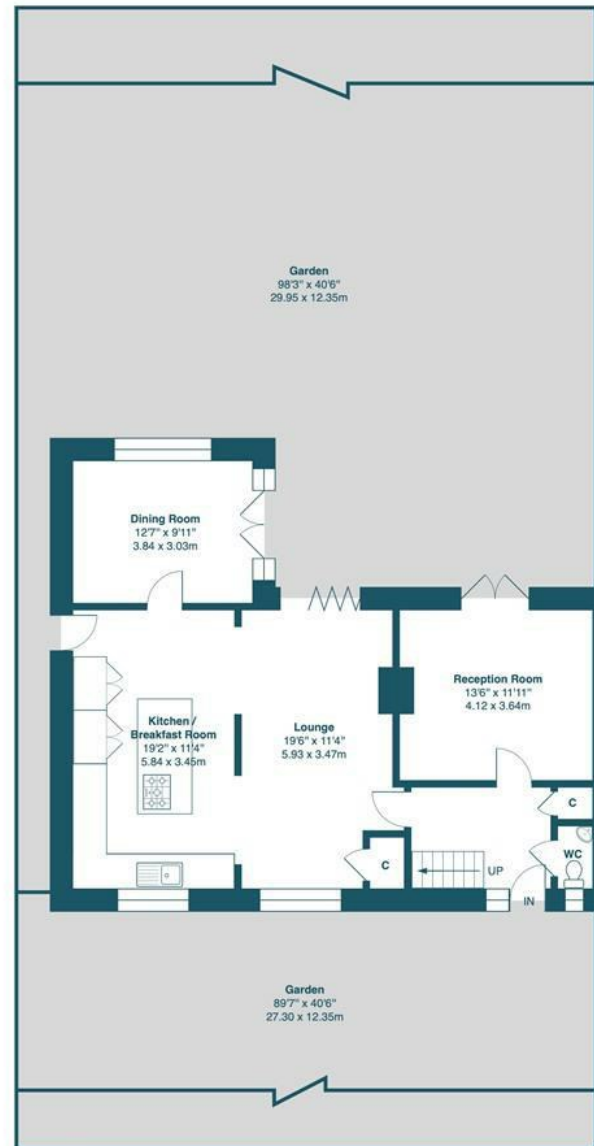
Externally, the home benefits from ample off-street parking for up to five vehicles, with a large frontage, as well as a beautifully maintained rear garden backing onto open fields, providing peaceful views and an abundance of local wildlife.

Perfectly suited to growing or extended families, the property is located within an excellent school catchment area and offers a luxurious yet practical lifestyle in a tranquil setting.

West Wickham is a vibrant suburb within the London Borough of Bromley, featuring a variety of shops, pubs, restaurants, and green spaces, alongside predominantly 1930s housing. The area is well served by education, with four primary schools — Oak Lodge, Wickham Common, Pickhurst, and Hawes Down — as well as private options including St David's College and Wickham Court. Well-regarded secondary schools such as Ravens Wood, Langley Boys, Langley Girls, and Hayes are located in nearby Keston, Beckenham, and Hayes.

- SUBSTANTIAL FIVE BEDROOM HOME
- SITUATED IN A DESIREABLE LOCATION
- STUNNING GARDEN BACKING ON TO FARM LAND
- CATCHMENT FOR EXCELLENT LOCAL SCHOOLS
- AMPLE OFF STREET PARKING
- MODERN OPEN PLANNED KITCHEN
- CLOSE TO CONEY HALL PARADE AND WEST WICKHAM HIGH STREET
- COTTAGE STYLE HOME
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM





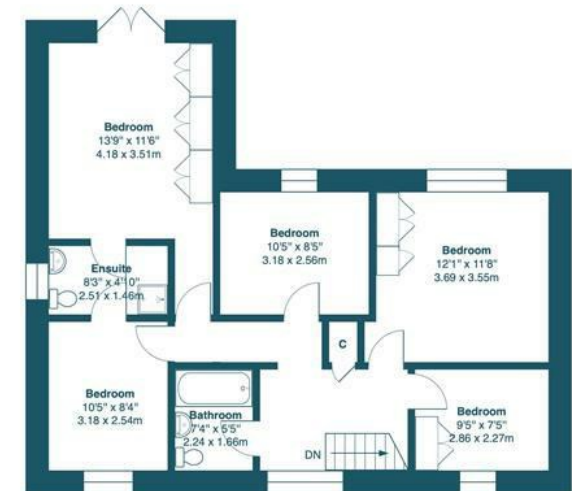
Ground Floor



Layhams Road, BR4

Approximate Gross Internal Area = 1654 sq ft / 153.6 sq m

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First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
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. No liability is accepted for any errors.
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COUNCIL TAX BAND

London borough of Bromley council tax band - E

LOCATION

<https://w3w.co/fled.vibe.rots>



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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.