





## 190 Wickham Way, Park Langley, Beckenham, Kent BR3 3AS

Handsome, spacious (about 3030 Sq Ft), detached family home, beautifully presented and extended by the present owners, in this sought after road on Park Langley, a short walk from the popular Langley Park Secondary schools and enjoying a 116' x 43' west facing rear garden. Impressive 31' 5" x 23' 9" kitchen/dining/sitting room, ideal for entertaining with virtually full width bi folding doors to the garden. Kitchen with white and black fitted units and drawers, granite work surfaces and an island unit with a breakfast bar. Good size utility room and white suite cloakroom. 22' 11" living room with wood burning stove and games/playroom, with bi folding doors to the garden. Four generous double bedrooms including the double aspect 29' 7" main bedroom, with a range of fitted wardrobes and a white en suite shower room. Off the bright first floor landing is the white suite family bathroom, with a freestanding bath and tiled corner shower and the study/fifth bedroom. Loft conversion with walk in double wardrobe and white en suite shower room to the fourth bedroom. Underfloor heating to ground floor except the hallway and cloakroom, gas fired heating with radiators and double glazing. Block pavior in and out driveway for several vehicles. The rear garden has an Indian stone paved terrace, various shrub borders, trees and an Anderson shelter.

### Location

Wickham Way runs between Barnfield Wood Road and the Chinese Roundabout. If approaching Wickham Way from Barnfield Wood Road, this property is on the left hand side. Local schools include the sought after Langley Park Secondary schools for boys and girls, Langley Park Primary, Unicorn Primary and Hawes Down Infant and Junior schools. West Wickham Station is about 0.6 of a mile away. Bus services pass along Wickham Way. There are a range of shops, restaurants, coffee shops and supermarkets in Red Lodge Road, Station Road and West Wickham High Street beyond. Bromley High Street is about 1.6 miles away with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. Kelsey Park can be accessed off Stone Park Avenue and Wickham Road and there are a range of shops at the Chinese roundabout.



### Ground Floor

#### Entrance

Via covered porch with downlights and hardwood front door to:

#### Hallway

3.82m x 3.22m (12' 6" x 10' 7") Double glazed leaded light front windows, double glazed side window over staircase, under stairs cupboard with light housing consumer units, gas and electric meters, engineered oak flooring, column radiator, turned staircase to first floor, coat/storage cupboard with a light

#### Cloakroom

1.64m x .86m (5' 5" x 2' 10") Double glazed leaded light front window, white low level wc. and wash basin with a double cupboard beneath, tiled walls and floor, ceiling downlights, radiator

#### Living Room

6.99m x 3.63m (22' 11" x 11' 11") Two double glazed leaded light round windows to side, double glazed leaded light front window, wood burning stove with a marble hearth, five ceiling speakers

#### Kitchen/Dining/Sitting Room

9.57m x 7.25m (31' 5" x 23' 9") An impressive room appointed with white fronted fitted base units and drawers, granite work surface including to the island unit with two wine fridges, breakfast bar with black units and drawers beneath, granite upstand, range style oven with a stainless steel/glass Rangemaster extractor canopy above, Franke stainless steel 1 1/2 sink with drainer cut into the granite, two double glazed leaded light side windows, ceiling downlights, five ceiling speakers, space for American style fridge/freezer with tall pull out larder unit either side, built in Bosch dishwasher, tiled floor, wide almost full width bi folding double glazed doors to garden, two double glazed electric Velux windows to rear, part glazed doors to study/playroom

#### Utility Room

3.25m x 3.03m (10' 8" x 9' 11") White wall and base units, granite work surface and upstand, stainless steel 1 1/2 sink and drainer cut into the granite, space for under counter fridge and freezer, plumbing/space for washing machine and tumble dryer, part double glazed side door, double glazed leaded light front window, tiled floor, wall unit housing Vaillant boiler, water softener to base unit, tall double storage unit housing Megaflor hot water tank

#### Games/Playroom

3.78m x 3.12m (12' 5" x 10' 3") Tiled floor, double glazed bi folding doors to garden, double glazed rear Velux window, part glazed door to living room

### First Floor

#### Landing

5.93m x 3m (19' 5" x 9' 10") Double glazed side Velux window, three double glazed leaded light front windows, linen cupboard, staircase to second floor with under stairs storage cupboard with a light, column radiator

#### Bedroom 1

9.01m x 3.65m (29' 7" x 12' 0") Double glazed leaded light front and rear windows, two double and two single fitted wardrobes with four drawers and two high level cupboards to one wall, two double radiators, low level double cupboard with shelving above, two leaded light round double glazed side windows

#### En Suite Shower Room

2.05m x 1.39m (6' 9" x 4' 7") White low level wc. and wash basin, tiled shower with a chrome shower, hand shower, controls, white shower tray and sliding door, chrome ladder style radiator, tiled floor and walls, extractor fan, ceiling downlights

#### Bedroom 2

5.37m x 3.72m (17' 7" x 12' 2") Double glazed leaded light side and rear windows, radiator, fitted wardrobe with two sliding doors

#### Bedroom 3

5.37m x 3.39m (17' 7" x 11' 1") Double glazed leaded light rear window, double radiator, fitted double wardrobe with two sliding doors

#### Study/Bedroom 5

3.89m x 2.33m (12' 9" x 7' 8") Double glazed front Velux window to slopping ceiling, engineered oak flooring, ceiling downlights, shelved cupboard

#### Bathroom

2.88m x 2.56m (9' 5" x 8' 5") Double glazed leaded light side window, white low level wc. and wash basin with a wood effect drawer beneath, freestanding bath with a chrome freestanding mixer tap and hand shower, tiled walls and floor with electric underfloor heating, extractor fan, corner tiled shower with a glass door, chrome shower, hand shower, controls and white shower tray, chrome ladder style radiator, ceiling downlights

### Second Floor

#### L Shape Landing

#### Bedroom 4

5.41m x 3.65m (17' 9" x 12' 0") plus 2.14m (7') increasing to 3.67m x 1.87m into desk recess (12' 0" x 6' 2") Double glazed rear window, double radiator, walk in double wardrobe, eaves storage cupboard, recess with desk top, double glazed side Velux window, ceiling downlights, door to:

#### En Suite Shower

3.52m x 1.11m (11' 7" x 3' 8") Double glazed side Velux window, white low level wc. and wash basin with a shelf beneath, part tiled walls, tiled floor, chrome ladder style radiator, tiled shower with a glass door, white shower tray, chrome shower, hand shower and controls, extractor fan

### Outside

#### Rear Garden

35.35m x 13.10m (116' x 43') West facing garden with Indian stone paved terrace to rear of house, outside lights and power points, two raised planters with Box balls and cones, laid mainly to lawn, shrub borders, Acers, Silver Birch tree, paved side access either side with gate to front, outside tap, Anderson air raid shelter to rear of garden

#### Front Garden

In and out driveway, shrub borders

### Additional Information

#### Council Tax

London Borough of Bromley - Band G. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

For coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)