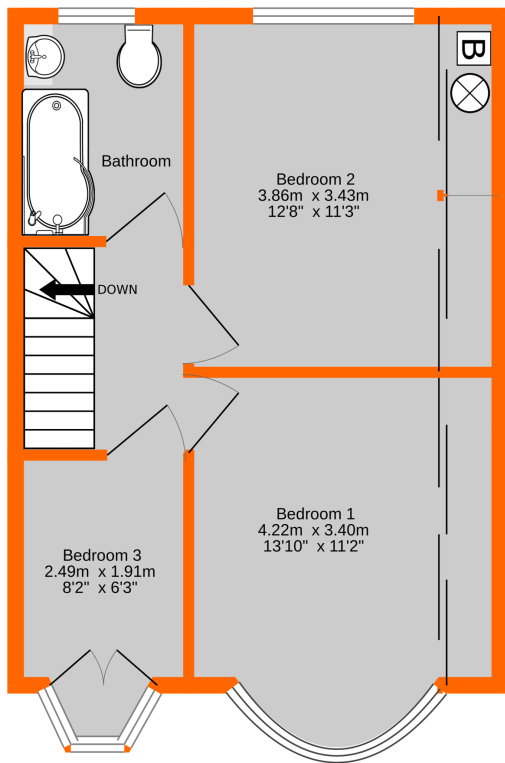
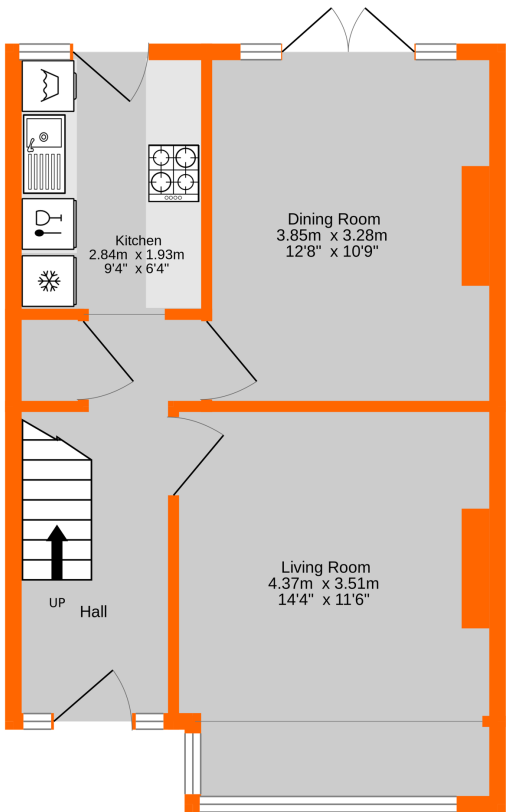




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor

1st Floor



TOTAL FLOOR AREA : 81.0 sq.m. (872 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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For further details please visit our website - www.proctors.london



Viewing by appointment with our West Wickham Office - 020 8460 7252

164 Langley Way, West Wickham, Kent BR4 0DT
£635,000 Freehold

- 1930's Built Mid Terrace House.
- Two Delightful Reception Rooms.
- 0.7 Mile West Wickham Station.
- Kitchen With Oven & Hob.
- Three Bedrooms.
- White Suite Bathroom.
- Convenient Pickhurst Schools.
- Double Garage & Parking 2 Cars.

164 Langley Way, West Wickham, Kent BR4 0DT

Delightful, beautifully presented three bedroom 1930's built mid terrace home, about 0.7 of a mile from West Wickham Station, having paved parking for two cars to the front plus a spacious 21'8" x 16'8" double garage. Local schools include the sought after Langley Park Secondary and Pickhurst Infant and Juniors. Two bright reception rooms both having a fireplace and from the dining room there are double glazed doors to the garden. Kitchen with white fronted fitted units and a built in Logik electric oven and Samsung ceramic hob. Bedrooms 1 & 2 have fitted wardrobes. Bathroom appointed with a white suite, gas fired heating with radiators and double glazing. Pretty 67' garden with a crazy paved terrace, two areas of lawn, shrub borders and a further raised terrace with summer/play house. Double garage beyond vehicular access road.

Location

Langley Way is a popular road between Pickhurst Lane and Pickhurst Rise. Local schools include Pickhurst and Hawes Down Infant and Juniors and Langley Park Secondary schools. Bus services pass along Pickhurst Lane to Bromley High Street, about 1.7 miles away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. West Wickham Station and Leisure Centre (presently closed due to refurbishment) are about 0.7 of a mile away. Pickhurst recreation ground and Cupola Wood can be accessed off Pickhurst Lane. There are shops at the junction of Westmoreland Road and Pickhurst Lane. West Wickham High Street with a range of shops, restaurants and coffee shops is about 1.1 miles away.



Ground Floor

Entrance

Via covered porch and part glazed front door to:

Hallway

4.47m x 1.73m (14' 8" x 5' 8") Radiator with cover, wood effect laminate flooring, part stained glass leaded light front windows, understairs storage cupboard with light housing gas and electric meters

Living Room

4.37m x 3.51m (14' 4" x 11' 6" into alcoves) Double glazed front window, radiator, wood effect laminate flooring, coving, coal effect living flame gas fire with marble slips and hearth and a painted wooden fire surround

Kitchen

2.84m x 1.93m (9' 4" x 6' 4") Re-appointed with white fronted fitted wall and base units and drawers, granite effect laminate work surface, stainless steel sink and drainer with a chrome mixer tap, white wall tiling between work surface and wall units with black tiles behind the Samsung ceramic hob, built in Logik stainless steel electric oven, Whirlpool extractor unit above hob, plumbing/space for washing machine and dishwasher, space for upright fridge/freezer, coving, brushed steel ceiling downlights, double glazed door and window to rear

Dining Room

3.85m x 3.28m (12' 8" x 10' 9" into alcoves) Double glazed double doors and windows to rear, coving, wood effect laminate flooring, handsome cast iron fireplace with a slate hearth and wooden fire surround, double radiator

First Floor

Landing

Access to loft

Bedroom 1

4.22m x 3.40m (13' 10" into bay x 11' 2" into wardrobes) Double glazed front bay window, radiator, fitted wardrobes to one wall with four mirror fronted sliding doors having hanging and shelving

Bedroom 2

3.86m x 3.43m (12' 8" x 11' 3" into wardrobes) Double glazed rear window, radiator, range of four sliding wood effect doors, two having mirrored fronts with hanging and shelving to one alcove and an airing cupboard with slatted shelves housing the hot water tank and Glow Worm Micron boiler to the other alcove

Bedroom 3

2.49m x 1.91m (8' 2" plus oriel window x 6' 3") Double glazed front oriel window with a deep sill and double cupboard beneath, radiator

Bathroom

2.44m x 1.88m (8' x 6' 2") Double glazed rear window, appointed with a white suite of bath with a Bristan wall mounted shower over to one end, wash basin with a chrome mixer tap having a white double cupboard beneath and low level w.c., chrome ladder style towel rail, chrome ceiling downlights, tiled floor, tiled walls to two sides of the bath and part tiling behind the wash basin

Outside

Rear Garden

20.42m x 5.49m (67' x 18') Crazy paved terrace to rear of house, outside tap, two areas of lawn, crazy paved path leading down the garden to further raised crazy paved terrace with a timber summer/playhouse having double doors, shrub borders and trees including an olive tree, rear access gate to vehicular access road and to:

Double Garage

6.60m x 5.08m (21' 8" x 16' 8") Up and over door, lights, power points, approached via rear vehicular access road

Front Garden

Paved parking for two cars, paved path, lawn area

Additional Information

Council Tax

London Borough of Bromley - Band E. For the current rate visit: 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 checker.ofcom.org.uk/en-gb/mobile-coverage