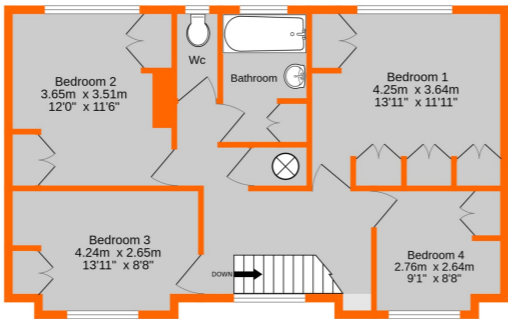
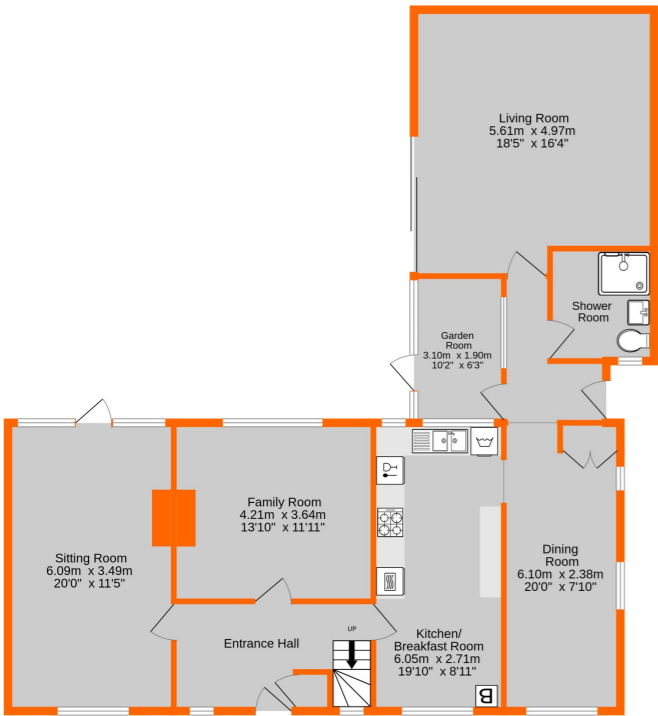


Ground Floor  
120.6 sq.m. (1298 sq.ft.) approx.

1st Floor  
65.2 sq.m. (702 sq.ft.) approx.



TOTAL FLOOR AREA : 185.8 sq.m. (2000 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Viewing by appointment with our Park Langley Office - 020 8658 5588

61 Beckenham Road, West Wickham BR4 0QS

£1,100,000 Freehold

- Exceptional (extended) ground floor space
- Four good size bedrooms with storage
- Large plot backing Blake Recreation Ground
- Ideal for sought after Langley Park Schools
- Considerable scope for modernisation
- Four reception rooms plus garden room
- Mature rear garden with south westerly aspect
- Offered to the market 'Chain Free'

**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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
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61 Beckenham Road, West Wickham BR4 0QS

Offered for sale via our PARK LANGLEY OFFICE, CHAIN FREE handsome detached house ideally situated for sought after local schools with easy access to West Wickham and Eden Park stations. Large (40m/130ft) sunny garden enjoying south westerly aspect, backing onto Blake Recreation Ground. Extended ground floor provides wonderfully spacious living room accessing the garden plus garden room and shower room off secondary hall with independent access, offering possible ANNEXE that could incorporate the dining room. Equally all this extra living space is great for a family in addition to the elegant through sitting room and family room off the hall. Four bedrooms plus bathroom and separate WC on first floor. Requiring modernisation, this much loved family home is a wonderful opportunity for a purchaser seeking all the advantages of this location with considerable scope to create a modernised family home.

Location

Situated almost on the border of Beckenham, beside the turning into St David's Close, this property is approximately half a mile from the popular Langley Park Secondary Schools and less than a quarter of a mile from Oak Lodge Primary School and on the doorstep of St David's College. Unicorn Primary School is about three quarters of a mile away and there is another Primary School on the site with the Langley Schools. West Wickham High Street is approximately three quarters of a mile away providing a good range of shops, restaurants and other amenities and this property is conveniently located between West Wickham and Eden Park stations.



Ground Floor

Entrance Hall

4.18m x 2.31m max (13'9 x 7'7) includes cupboard beneath stairs, covered radiator, plate rail, colour stained leaded light window to front

Sitting Room

6.09m x 3.49m max (20'0 x 11'5) includes open fireplace with detailed surround, radiator, secondary glazed window to front and double glazed windows surrounding door to garden

Family Room

4.21m x 3.64m (13'10 x 11'11) includes fireplace with display shelves either side, radiator, window to rear

Kitchen/Breakfast Room

6.05m x 2.71m (19'10 x 8'11) base cupboards and drawers beneath work surfaces plus space for washing machine and dishwasher, double stainless steel sink with mixer tap, stainless steel cooker hood above 4-ring gas hob with electric oven beneath, further built in electric double oven, eye level double cupboard, ample space for table and chairs, Ideal wall mounted gas boiler, radiator beneath window to front, windows to rear and Garden Room

Dining Room

6.1m x 2.38m (20'0 x 7'10) tiled floor, radiator, built in full height cupboard, secondary glazed windows to front and side plus additional window to side

Side Lobby/Hall

3.11m max x 2.17m max (10'2 x 7'1) radiator, door to side

Garden Room

3.01m x 1.9m (9'11 x 6'3) tiled floor, double glazed windows and door to terrace

Shower Room

2.36m x 1.96m (7'9 x 6'5) walk in shower, pedestal wash basin, white low level wc, tiled walls, chrome heated towel rail, double glazed window to front

Living Room

5.61m max x 4.97m max (18'5 x 16'4) wood finish vinyl flooring, two radiators, full height double glazed windows and sliding door to garden

First Floor

Landing

3.47m x 2.35m (11'5 x 7'9) secondary glazed window to front, additional area having hatch to loft and airing cupboard with insulated hot water cylinder

Bedroom 1

4.25m x 3.64m (13'11 x 11'11) includes extensive range of full height fitted wardrobes, radiator, window to rear

Bedroom 2

3.65m x 3.51m max (12'0 x 11'6) includes recess beside chimney breast with display cabinet, fitted wardrobes, radiator, window to rear

Bedroom 3

4.24m x 2.65m (13'11 x 8'8) includes fitted wardrobes, radiator, secondary glazed window to front

Bedroom 4

2.76m x 2.64m (9'1 x 8'8) includes fitted wardrobe, radiator, secondary glazed window to front

Bathroom

2.63m x 1.78m (8'8 x 5'10) white panelled bath, recessed wash basin having cupboards beneath, matching tall cupboard, radiator incorporating heated towel rail, window to rear

Separate WC

white low level suite, window to rear

N.B.

the bathroom and separate WC have overall dimensions of 2.72m x 2.63m (8'11 x 8'8) and could be combined to create a generous family bathroom

Outside

Front Garden

paved driveway offering parking for several cars

Rear Garden

about 40.5m x 15.5m (133ft x 51ft) extensive paved terrace enjoying the best of the afternoon sunshine with south westerly aspect, outside tap, garden then laid to lawn with wisteria over timber arbour, two sheds and two greenhouses with rear garden area having established trees

Additional Information

Council Tax

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

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage 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)

