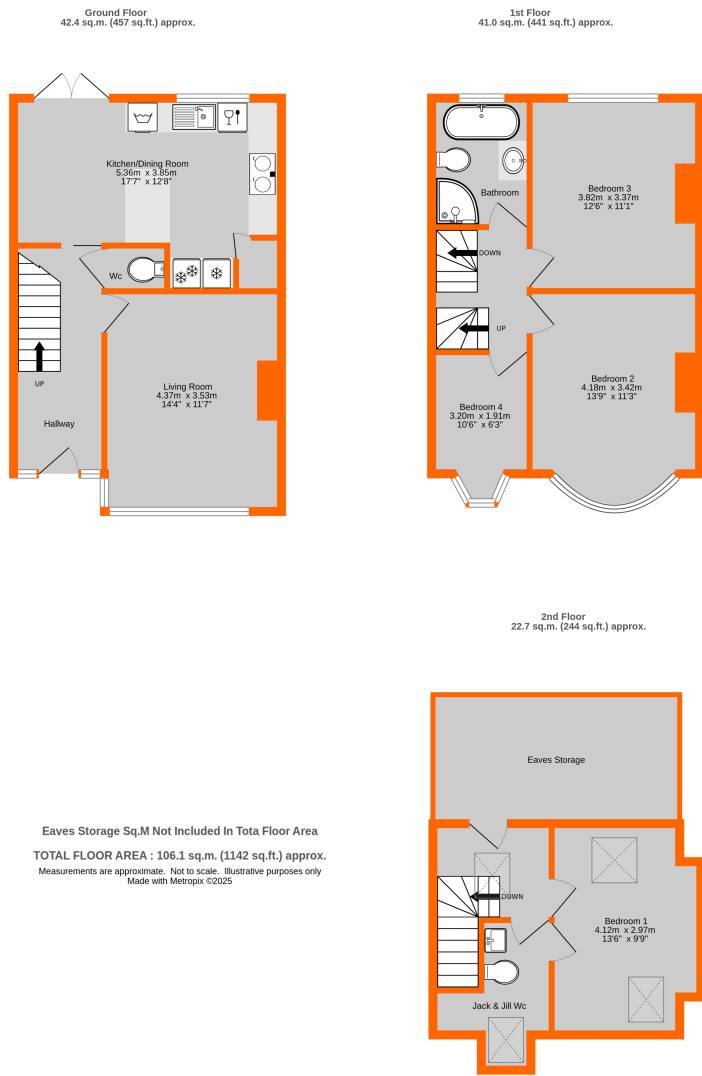


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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

204 Langley Way, West Wickham, Kent BR4 0DU

£685,000 Freehold

- 4 Bedroom Mid Terrace House.
- Open Plan Kitchen/Dining Room.
- Well Located For Local Schools.
- 0.8 Mile West Wickham Station.
- Large Detached Garage.
- Off Road Parking For 3 Vehicles.
- Bathroom With Bath & Shower.
- Downstairs Wc.

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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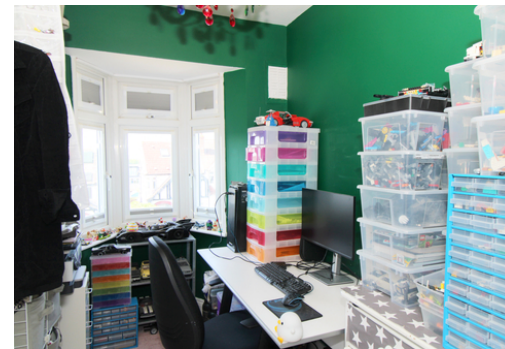


204 Langley Way, West Wickham, Kent BR4 0DU

This four bedroom, mid terrace home, in a prime location for Hayes, Pickhurst and Langley Schools has been cleverly opened up at the back and now offers an open plan living/dining room which forms the central hub of the home. There is a separate reception room and w.c to the ground floor and stairs leading to the three bedrooms and chic bathroom with beautiful slipper bath on the first floor, offering everything the growing family could want. The bedroom on the second floor has an ensuite w.c and separate desk area which offers further scope for improvement and extension. The garden is approximately 69' and leads to a garage and further area of lawn beyond the service road and there is off street parking for four cars at the front of the property.

Location

Langley Way runs between Pickhurst Lane and Pickhurst Rise. West Wickham Station and Leisure Centre (currently closed) are about 0.8 of a mile away. West Wickham High Street with some national stores, other shops and restaurants is about 1.1 miles away. Local schools include the popular Pickhurst Infant and Junior, Hayes and Langley Park Secondary. Bus services pass along Pickhurst Lane. Bromley High Street with national stores, The Glades Shopping Centre, The Churchill Theatre and Bromley South Station are about 1.7 miles away.



Ground Floor

Covered Porch

Front door with double glazed window either side, light

Hallway

4.56m x 1.72m (15' 0" x 5' 8") Column radiator, engineered wood parquet flooring, understairs storage

Cloakroom

1.13m x 0.81m (3' 8" x 2' 8") Low level w.c. with sink above and tiled splashback, folding door, engineered wood parquet flooring

Living Room

4.37m x 3.53m into alcoves (14' 4" x 11' 7") Double glazed rectangular bay window to front with fitted blinds, column radiator, feature fireplace with stone surround and mantelpiece, engineered wood parquet flooring

Kitchen/Dining Room

5.36m x 3.85m into pantry (17' 7" x 12' 8") Double glazed Crittall style doors to rear, double glazed window to rear, Howden kitchen with a range of Reed Green base and wall units and drawers with quartz work surfaces over including the separate breakfast bar, ceramic sink with mixer tap and drainer, integrated washing machine, space for range style oven and hob with Bosch stainless steel extractor fan over, integrated tall fridge and separate freezer, useful pantry cupboard, cupboard housing the Ideal boiler, engineered wood parquet flooring,

First Floor

Landing

Stairs to second floor

Bedroom 2

4.18m into bay x 3.42m into alcove (13' 9" x 11' 3") Double glazed bay window with fitted blinds, column radiator

Bedroom 3

3.82m x 3.37m into alcove (12' 6" x 11' 1") Double glazed window to rear, column radiator

Bedroom 4

3.20m x 1.91m (10' 6" x 6' 3") Double glazed window to front, column radiator

Bathroom

2.36m x 1.83m (7' 9" x 6') Double glazed window to rear, column radiator, slipper bath with wall mounted taps and wall niche, concealed cistern low level w.c., round freestanding sink with mixer tap having two door vanity cupboard below, separate shower enclosure with rain shower and separate hand shower attachment, tiled walls and floor

Second Floor

Second Floor Landing Area

Double glazed Velux window to rear

Bedroom 1

4.12m x 2.97m (13' 6" x 9' 9") Sloping ceiling with double glazed Velux windows to front and rear, two eaves storage cupboards, double radiator

Jack and Jill Ensuite w.c.

2.31m reducing to 2.18m (4' 2" x 2.18m (7' 7" x 7' 2") Double glazed Velux window to front, single radiator, pedestal wash basin with chrome taps and tiled splashback, Saniflow maserator low level w.c., space for tumble dryer, vinyl flooring

Outside

Rear Garden

21.31m x 5.25m (69' 11" x 17' 3") Paved terrace with steps leading to the lawn with path and to the service road, which leads to additional area of lawn and garage

Garage

5.77m x 3.49m (18' 11" x 11' 5") Up and over door with light and power

Front Garden

Brick pavior driveway with parking for four cars

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