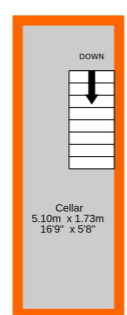
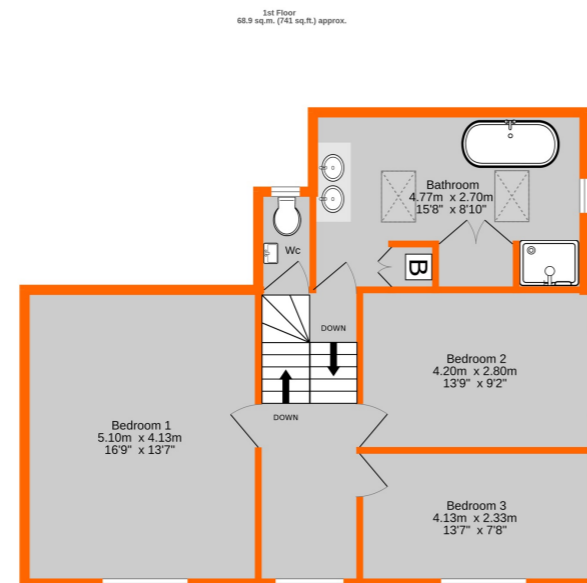


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 161.5 sq.m. (1738 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



Viewing by appointment with our Park Langley Office - 020 8658 5588

Burrell Cottage, 73 Wickham Road, Beckenham BR3 6QN

£900,000 Freehold

- Exceptionally charming period property
- Near Kelsey Park and Park Langley shops
- Beautifully designed kitchen/breakfast room
- Large garden and secluded courtyard
- Built circa 1850 and lovingly updated
- Two elegant reception rooms off hall
- Fabulous bathroom plus wc and cloakroom
- Landscaped driveway gives ample parking

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 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.
 For further details please visit our website - www.proctors.london

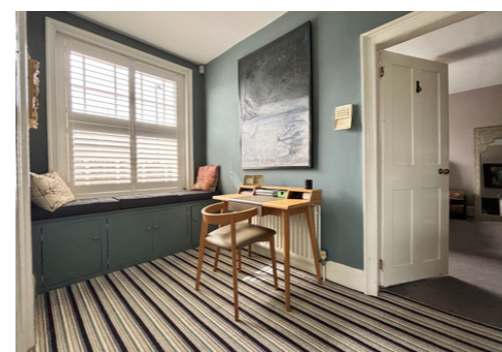


Burrell Cottage, 73 Wickham Road, Beckenham BR3 6QN

Rare and delightful Grade II listed period property built circa 1850, well located for the popular Langley Park Schools plus shops on Wickham Road along with Tesco Express by the roundabout. Lovingly updated and restored by the current owners with fabulous kitchen/breakfast room having doors to a charming courtyard, ideal for outside dining. The main garden is laid to lawn with an extensive Yorkstone terrace. Two delightful reception rooms with fireplaces and dining room has original shutters and doors accessing the garden. Three good bedrooms off attractive first floor landing plus impressive bathroom and separate wc. Ample parking on recently landscaped driveway and useful full height cellar. This property beautifully combines the unmistakable character of a period property with modern fittings and upgrades including central heating with radiators and plantation shutters to the sash windows.

Location

Located at the southern end of Wickham Road, by the junction with Hayes Lane, opposite the popular shops by the Park Langley roundabout with a Tesco Express just around the corner. Langley Park Schools are in the vicinity, as well as Unicorn and Clare House Primary Schools. Kelsey Park is only yards away providing an attractive walk to Beckenham High Street, less than a mile away, with Beckenham Junction station offering trains to Victoria and The City as well as trams to Croydon and Wimbledon. Eden Park and Shortlands stations are both under a mile away offering good options for commuting and the new Superloop (SL5) bus also runs past this property. Popular local sporting facilities include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd club on Stanhope Grove. Bus route 162 runs along Wickham Road for Beckenham and Bromley.



Ground Floor

Entrance Hall

5.3m x 1.78m (17'5 x 5'10) polished floorboards, door beneath stairs to cellar, column radiator, beautiful arched window above front door, leads to BACK HALL 3.01m x 1.06m (9'11 x 3'6) with radiator, polished floorboards, double coat cupboard

Cloakroom

white low level wc, wash basin with mixer tap having deep drawer beneath, heated towel rail incorporating column radiator, wall panelling, downlight and extractor

Kitchen/Breakfast Room

5.44m max x 4.87m max (17'10 x 16'0) to include full height storage cupboard beside recess for large fridge/freezer with wine rack above, work surfaces including island unit with base cupboards and drawers beneath, copper sink with cupboard beneath beside slimline dishwasher, Smeg range cooker with 5-ring gas hob and two ovens with work surface either side having cupboards beneath extending into tiled recess with cooker hood above, three column radiators, Amtico flooring, larder cupboard to BREAKFAST AREA beside double cupboard concealing space for washing machine and stacked tumble dryer, downlights, sash windows to side overlooking garden with shutters, pair of rooflight windows and two sets of glazed doors to gravelled courtyard at rear

Elegant Sitting Room

5.12m max x 4.09m (16'10 x 13'5) includes built-in base cupboard and shelves beside chimney breast with marble fireplace having Chesney's wood burning stove, exposed floorboards, two radiators, picture rail, sash windows to front and side with plantation shutters

Dining Room

5.12m max x 4.12m (16'10 x 13'6) includes built-in base cupboards and shelves beside chimney breast with marble fireplace and living flame gas fire, polished floorboards, two radiators, picture rail, sash window with plantation shutters to front and original double doors to garden having original shutters

Basement

Cellar

5.1m x 1.73m (16'9 x 5'8) gas and electricity meters, trip fuses, light and power, water softener - provides good storage

First Floor

Landing

5.21m x 1.78m (17'1 x 5'10) includes return staircase with half landing, radiator, hatch to loft, window seat with base cupboards beneath sash window to front with plantation shutters

Bedroom 1

5.13m x 4.1m (16'10 x 13'5) two radiators, sash window to front with plantation shutters

Bedroom 2

4.14m x 2.8m (13'7 x 9'2) cast iron fireplace with painted surround, radiator, sash window to side with plantation shutters

Bedroom 3

4.13m x 2.33m (13'7 x 7'8) radiator, sash window to front with plantation shutters

Separate WC

white low level suite, wash basin with mixer tap having double cupboard beneath, radiator, wall panelling, window to rear

Superb Bathroom

4.77m x 2.7m max (15'8 x 8'10) includes double cupboard concealing Worcester wall mounted gas boiler, further storage cupboard, display shelves and tiled shower cubicle with fixed overhead shower plus hand shower and glazed sliding door, white freestanding bath with mixer tap and shower attachment, twin wash basins with mixer taps, beautiful wall tiling and floor tiling with inset lights, column radiator, downlights, extractor fan, pair of rooflights and window to side

Outside

Front Garden

about 15m x 10.7m (49ft x 35ft) plus additional parking bay beside the house, extensive driveway parking in front of house having brick edging to lawn with established hedge to boundary

Rear Garden

26.5m x 21m (87ft x 67ft) extensive Yorkstone terrace with doors out from dining room having secure shed to one side, beyond terrace garden laid to lawn with established trees and shrubs, original brick built cupboards with pitched roof accessed from gravelled courtyard 11.75m x 3.66m max (38'6 x 12'0) with doors out from kitchen/breakfast room outside light and power points and water tap - provides a wonderful space for secluded alfresco dining

Additional Information

Council Tax

London Borough of Bromley - Band G

