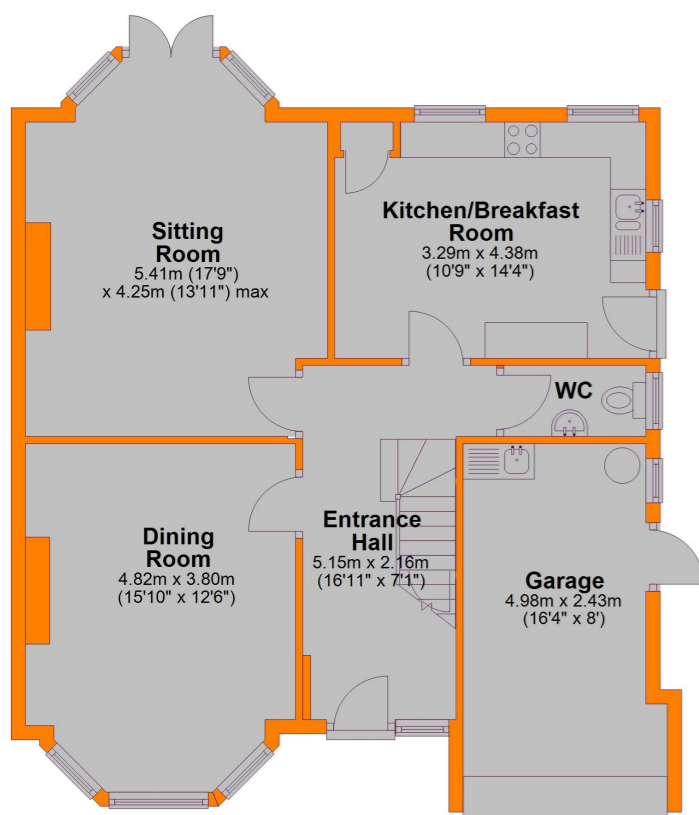


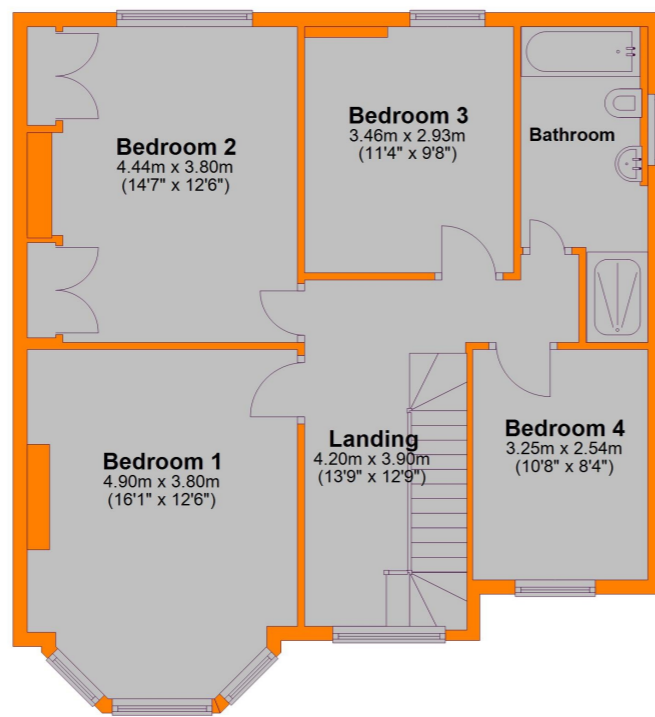
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	83
		EU Directive 2002/91/EC	



Ground Floor



First Floor



Total area: approx. 155.7 sq. metres (1676.2 sq. feet)

Measurements are approximate. Not to scale.
 Total floor area includes the garage.

Plan produced using PlanUp.



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

148 Wickham Way, Park Langley, Beckenham BR3 3AR

£1,050,000 Freehold

- Impressive four bedroom semi detached
- Sealed unit double glazing and new boiler
- Spacious sitting room and dining room off hall
- Sunny westerly garden backing playing fields
- Well maintained with great sunny garden
- Ideal for Langley Park schools and Unicorn
- Large bathroom and downstairs cloakroom
- Easy move in property with no onward chain



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

148 Wickham Way, Park Langley, Beckenham BR3 3AR

Handsome and spacious semi detached house built with impressive accommodation in particularly sought after location for the popular Langley Park Schools. Current owners have carried out considerable work over time allowing buyers to move in without needing to immediately undertake major works. The property is in good decorative order, has replacement double glazing and new Vaillant boiler installed in February 2024 along with associated upgrades. It is obvious great pride has been taken to keep the property well maintained and this extends to the beautiful 40m/130ft garden, backing onto playing fields with sunny westerly aspect. Four bedrooms arranged off spacious landing plus large family bathroom with separate shower. Two generous reception rooms and kitchen/breakfast room with views over garden. Possible scope for rear extension or loft conversion, subject to required planning permission and other consents.

Location

Wickham Way is one of the best residential roads in Beckenham with this property well located for the Langley Park Schools (Primary and Secondary for boys and girls) as well as Unicorn Primary. West Wickham station (trains to London Bridge, Charing Cross and Cannon Street, DLR connection at Lewisham) is at the top of Red Lodge Road and from Beckenham Junction there are trains to Victoria as well as trams to Croydon and Wimbledon. Popular local shops are about found on Wickham Road by the Park Langley roundabout along with entrances to the beautiful Kelsey Park. Local sporting facilities include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd Leisure Club on Stanhope Grove.



Ground Floor

Entrance Hall

5.15m x 2.16m (16'11 x 7'1) includes large cupboard beneath stairs, plate rail, radiator, colour stained window beside front door

Cloakroom

white low level wc with concealed cistern, wall tiling above wash basin with mixer tap, radiator, tiled floor, double glazed window to side

Dining Room

4.82m max x 3.8m max (15'10 x 12'6) picture rail, radiator set into wide bay with double glazed windows to front

Sitting Room

5.41m max x 4.25m max (17'9 x 13'11) includes handsome limestone fireplace with living flame gas fire, picture rail, radiator, wide bay with double glazed windows and doors to garden

Kitchen/Breakfast Room

4.38m x 3.29m (14'4 x 10'10) base cupboards and drawers including deep pan drawers beneath work surfaces plus integrated dishwasher, 1½ bowl stainless steel sinks with mixer tap, cooker hood above slot in AEG cooker with 4-ring ceramic hob, full height storage cupboard beside pull out larder, fridge and freezer beneath additional work surface, eye level cupboards, tiled floor, radiator, space for table and chairs, large double glazed windows to side and rear providing lovely outlook over garden

First Floor

Landing

4.2m max x 3.9m max (13'9 x 12'10) includes area beside bathroom, fitted base cupboard, picture rail, radiator, double glazed window to front

Bedroom 1

4.9m max x 3.8m max (16'1 x 12'6) picture rail, radiator set into wide bay with double glazed windows to front

Bedroom 2

4.44m x 3.8m max (14'7 x 12'6) includes fitted double wardrobe and high level cupboard either side of chimney breast, radiator, double glazed window to rear

Bedroom 3

3.46m max x 2.93m max (11'4 x 9'7) picture rail, radiator, double glazed window to rear

Bedroom 4

3.25m x 2.54m (10'8 x 8'4) includes double wardrobe with locker cupboard above, picture rail, radiator, double glazed windows to front and side

Large Bathroom

4.41m max x 1.85m (14'6 x 6'1) includes excellent tiled shower with hinged door, white bath with mixer tap, low level wc with concealed cistern, wash basin with mixer tap, tiled walls, shaver point, large chrome heated towel rail, tiled floor, double glazed windows to side

Outside

Front Garden

area with slate chippings beside block paved driveway providing parking for several cars, brick walls to front and side boundaries

Garage

4.98m x 2.43m (16'4 x 8'0) up and over door, light and power, Megfalo hot water cylinder plus Vaillant wall mounted gas boiler, space for washing machine and tumble dryer, plumbed single drainer stainless steel sink with cupboards beneath, double glazed window and door to side

Rear Garden

about 40m x 10.75m (130 ft x 35'6) paved terrace enjoying the best of the afternoon and evening sunshine with westerly aspect, paved path offering access with replacement door to front garden, outside light and water tap, pair of store cupboards beside terrace, border with steps to one side and curving pathway to main lawn with established borders to either side, rockery flower bed with additional lawn beyond surrounded by paved path, apple tree and blockwork store

Additional Information

Council Tax

London Borough of Bromley - Band F