

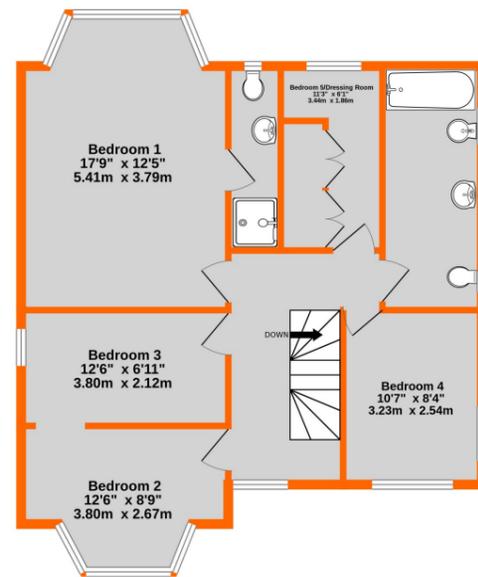
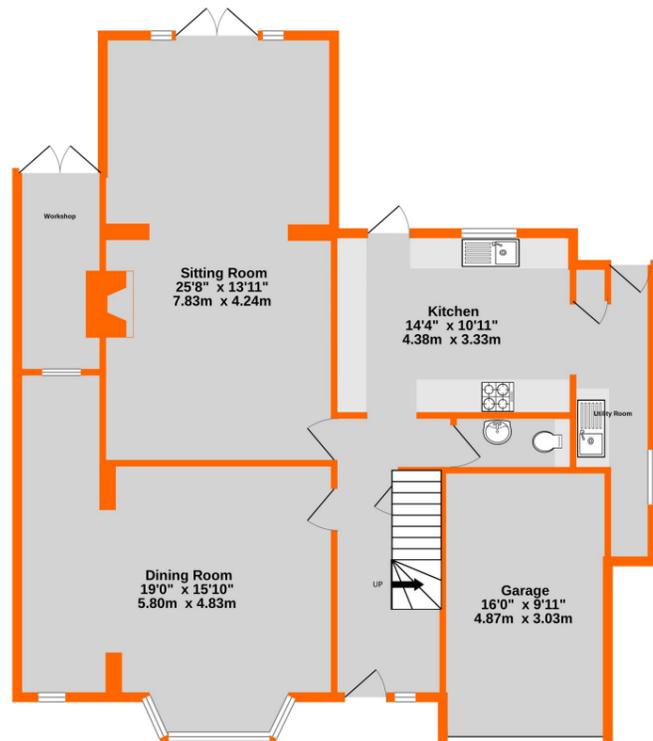


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR



INCLUDING GARAGE (EXCLUDING WORKSHOP AND STORE)

TOTAL FLOOR AREA : 1925sq.ft. (178.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment with our Park Langley Office - 020 8658 5588

156 Wickham Way, Park Langley, Beckenham BR3 3AS

£1,325,000 Freehold

- 🔴 Excellent detached house with large plot
- 🔴 Very generous sitting room and dining room
- 🔴 Four bedrooms plus dressing room off landing
- 🔴 Almost full replacement double glazing
- 🔴 Extended living space on ground floor
- 🔴 Fitted kitchen extended to provide utility room
- 🔴 Large white suite bathroom and en suite
- 🔴 Stunning 37m (120ft) sunny rear garden

156 Wickham Way, Park Langley, Beckenham BR3 3AS

Handsome detached family home in the highly sought-after Park Langley location. Occupying a wonderful plot with in-and-out driveway and stunning south west-facing garden backing onto playing fields. Ground floor extensions to both sides and rear create extremely spacious reception rooms and a utility area at end of beautiful fitted kitchen. Possible scope for enlargement to ground and first floor (S.T.P.P.), with potential enhanced by the current owners who installed the impressive oak staircase and turned it 180 degrees, making access to a loft conversion far more straightforward. Family bathroom with contemporary white suite and ensuite shower room serving the principal bedroom, whilst the first floor offers five bedrooms in total (one currently a dressing room) with flexibility to adapt to the needs of the next family.

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) 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 half a mile away by the Park Langley roundabout or at Westmoreland Road whilst local sporting facilities include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd Club on Stanhope Grove.



Ground Floor

Entrance Hall

5.15m x 2.19m max (16'11" x 7'2") replacement staircase in oak (turned 180 degrees to facilitate possible loft conversion) with large cupboard beneath, radiator, leaded light window beside front door

Cloakroom

2m x 0.97m (6'7" x 3'2") white low level wc, mosaic tiling above wash basin, tiled floor, chrome heated towel rail

Fitted Kitchen

4.39m x 3.33m (14'5" x 10'11") base cupboards and drawers including deep pan drawers beneath granite work surfaces plus Rangemaster wine fridge, integrated dishwasher and washing machine, 1½ bowl stainless steel sink with mixer tap, island unit with cupboards and shelves beneath, wall cupboards and display cabinets plus drawers above work surface, cooker hood above Rangemaster cooker, tiled floor with underfloor heating, window and door to garden

Utility Room

5.44m max x 1.43m max (17'10" x 4'8") open plan to kitchen, includes recess with pantry shelving, granite work surface with stainless steel sink and mixer tap having cupboard and second integrated washing machine beneath, double wall cupboard, tiled floor, space for fridge/freezer, tall cupboard with Vaillant gas boiler, radiator, window to side and door to rear

Extended Sitting Room

7.83m x 4.24m (25'8" x 13'11") cast iron fireplace with timber surround, two radiators, windows surrounding doors to garden

Dining Room (+Study)

5.8m max x 4.83m into bay widening into extension to 5.21m (19'0" x 15'10" to 17'1") radiator set into wide bay with windows to front, extension provides possible STUDY space with radiator, high level window to rear and window to front

First Floor

Landing

4.26m x 3.16m max (14'0" x 10'4") includes stairs, radiator, hatch to loft, double glazed window to front

Bedroom 1

5.41m max x 3.79m (17'9" x 12'5") radiator set into wide bay with double glazed windows to rear

En Suite

3.16m x 0.96m (10'4" x 3'2") large tiled shower with folding door, wash basin, low level wc, wall tiling, electric chrome heated towel rail, tiled floor, double glazed window to rear

Bedroom 2

3.8m x 2.67m max (12'6" x 8'9") arched opening to bedroom 3, leaded light window to side, radiator set into wide bay with windows to front

Bedroom 3

3.8m x 2.12m (12'6" x 6'11") radiator beneath window to rear

Agents Note

Bedrooms 2 and 3 were originally one room, now divided but wall could be removed to reinstate as one large room measuring 4.94m max x 3.8m max (16'2" x 12'6")

Bedroom 4

3.23m x 2.54m (10'7" x 8'4") wood finish flooring, radiator, windows to front and side

Dressing Room (Bedroom 5)

3.44m x 1.86m (11'3" x 6'1") includes pair of fitted double wardrobes and matching base unit with drawers, radiator, window to rear

Large Family Bathroom

4.4m x 1.84m (14'5" x 6'0") white panelled bath with mixer tap and shower attachment having built in shower and hinged screen over, bidet, pedestal wash basin, low level wc, wall tiling, heated towel rail incorporating column radiator, tiled floor, windows to side

Outside

Front Garden

borders and extensive gravelled driveway providing ample parking

Garage

4.87m x 3.03m (16'0" x 9'11") good size with electric up and over door, light and power

Rear Garden

about 37m x 14.3m (120ft x 47ft) paved terrace enjoying south westerly aspect with steps to lawn with paved pathways, octagonal greenhouse, timber shed to far end, established shrubs and trees, outside tap to rear of house by additional shed and side access with gate to front garden having second water tap and double cupboard, workshop/shed beside house with light and power

Additional Information

Council Tax

London Borough of Bromley - Band G
Please visit: 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
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