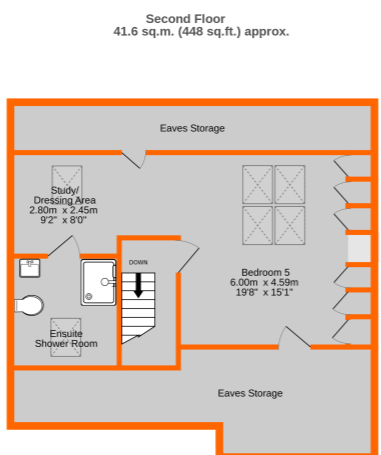
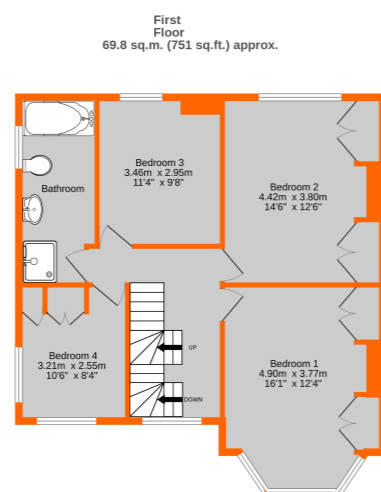
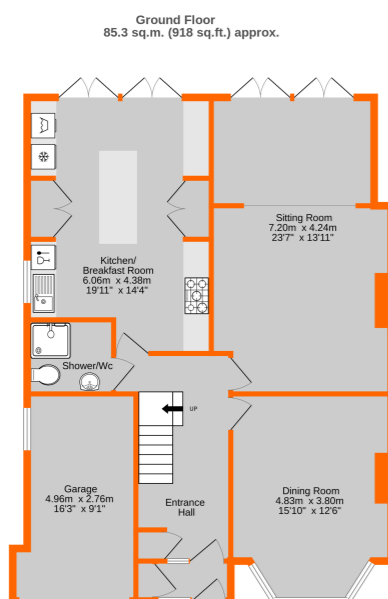


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage & Eaves Storage Sq.M Not Included in Total Approx. Floor Area
TOTAL FLOOR AREA : 196.7 sq.m. (2117 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



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

138 Wickham Way, Park Langley, Beckenham BR3 3AR Offers in Excess of £1,250,000 Freehold

- Impressive FIVE bedroom semi detached
- Ground floor extension and loft conversion
- Generous fitted kitchen/breakfast room
- Excellent bathroom and two shower rooms
- Truly beautiful with meticulous presentation
- Great location backing open playing fields
- Fabulous sitting room and dining room
- Stunning south westerly landscaped garden

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



138 Wickham Way, Park Langley, Beckenham BR3 3AR

If you're looking for a great family home in truly immaculate condition, avoiding the need for work, this FIVE BEDROOM semi detached house is perfect. With a prestigious address and delightful landscaped garden enjoying the best of the afternoon sunshine, this property backs onto playing fields and is ideally situated for the LANGLEY SCHOOLS. Attractive hall, shower/cloakroom and dining room plus beautiful sitting room and wonderful fitted kitchen/breakfast room, both enhanced by ground floor extension with doors to terrace. Splendid main bathroom and four lovely bedrooms off landing with bespoke staircase to LOFT CONVERSION creating additional bedroom with fitted wardrobes, study/dressing area and en suite. Other benefits include attractive wood finish flooring, double glazing, great wardrobe space, gravel drive and garage - please call our PARK LANGLEY OFFICE for a viewing.

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

Enclosed Porch

2.2m max x 0.9m max (7'3 x 2'11) includes shoe cupboard, tiled floor, attractive colour stained windows to front and side matching front door

Entrance Hall

5.17m x 2.62m max (17'0 x 8'7) includes cupboard beneath stairs, coat cupboard, wood finish flooring, covered radiator

Shower/Cloakroom

2.04m x 1.54m (6'8 x 5'1) white low level wc, wash basin with mixer tap and tiled corner shower cubicle with hinged door, tiled walls, chrome heated towel rail, tiled floor, downlights, extractor, double glazed window to side

Large Kitchen/Breakfast Room

6.06m max x 4.38m max (19'11 x 14'4) beautifully appointed with granite work surfaces having base cupboards and drawers beneath plus integrated AEG dishwasher and cupboards with space for washing machine and tumble dryer, Franke stainless steel sink with shower spray mixer tap, island unit with cupboards and granite surface extending to breakfast bar, Britannia cooker hood above Smeg range cooker with 6-burner gas hob and large oven, full height cupboards with one concealing Vaillant wall mounted gas boiler, Samsung American fridge/freezer with ice maker, eye level cupboards and display cabinets, column radiator, tiled floor, double glazed window to side and further double glazed windows above two sets of doors to terraces

Extended Sitting Room

7.2m max x 4.24m max (23'7 x 13'11) particularly spacious with handsome fireplace having living flame gas fire, covered radiator, wood finish flooring, high level double glazed windows above two sets of doors to terrace

Dining Room

4.83m max x 3.80m max (15'10 x 12'6) includes feature cast iron fireplace surround, wood finish flooring, shaped radiator set into wide bay with double glazed windows to front

First Floor

Landing

4.2m max x 2.2m (13'9 x 7'3) plus additional area by bathroom, double glazed window to front

Bedroom 1

4.9m max x 3.77m max (16'1 x 12'4) includes pair of deep double wardrobes, feature cast iron fireplace, wood finish flooring, shaped radiator set into wide bay with double glazed windows to front

Bedroom 2

4.42m x 3.80m (14'6 x 12'6) includes pair of deep double wardrobes, wood finish flooring, radiator beneath double glazed window to rear with plantation shutters

Bedroom 3

3.46m max x 2.95m (11'4 x 9'8) feature cast iron fireplace, wood finish flooring, double glazed window to rear with plantation shutters

Bedroom 4

3.21m x 2.55m (10'6 x 8'4) includes fitted double wardrobe and matching cupboard, wood finish flooring, radiator, double glazed windows to front and side

Fabulous Bathroom

4.38m x 1.83m (14'4 x 6'0) includes large tiled shower with glazed screen, double Jacuzzi bath with mixer tap, low level wc and wash basin with mixer tap set on stand with drawers beneath, tiled walls, chrome heated towel rail, tiled floor, downlights, extractor fan above shower, double glazed window to side

Second/Top Floor

Top Landing

approached via beautifully designed wide staircase

Bedroom 5

6m max x 4.59m (19'8 x 15'1) includes extensive fitted wardrobes with central chest of drawers having space for tv with locker cupboard above, door to eaves storage and small door to rear eaves, wood finish flooring, radiator, bank of four double glazed Velux type windows to rear plus further double glazed Velux type window to front

Study/Dressing Area

2.8m x 2.45m (9'2 x 8'0) open to bedroom with slight step, radiator, wood finish flooring, double glazed Velux type hinged window to rear

En Suite Shower Room

2.55m x 2.54m (8'5 x 8'4) tiled shower with hinged door, pedestal wash basin with mixer tap and white low level wc, wall tiling, chrome heated towel rail, tiled floor, shaver point, extractor above shower, double glazed Velux type hinged window to front

Outside

Front Garden

extensive gravelled driveway providing parking for several cars with brick edging and front border, attractive tiled step to porch

Garage

4.96m x 2.76m max (16'3 x 9'1) electric up and over door, light and power, double glazed window to side

Stunning Rear Garden

about 36.3m x 10.8m (120ft x 35'6) extensive paved terrace to rear of house enjoying best of the afternoon sunshine with south westerly aspect, outside lights and water tap plus external power point, gravel side access path with locked door to driveway, steps with gates to main lawn, beautifully stocked shrub borders with LED lighting, summerhouse/shed 3m x 2.4m (9'11 x 7'11) and picket fence with gate to children's play area at far end backing onto playing fields

Additional Information

Council Tax

London Borough of Bromley - Band F