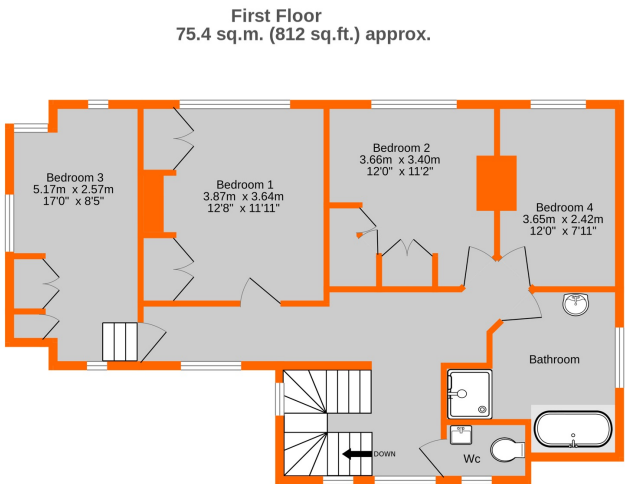
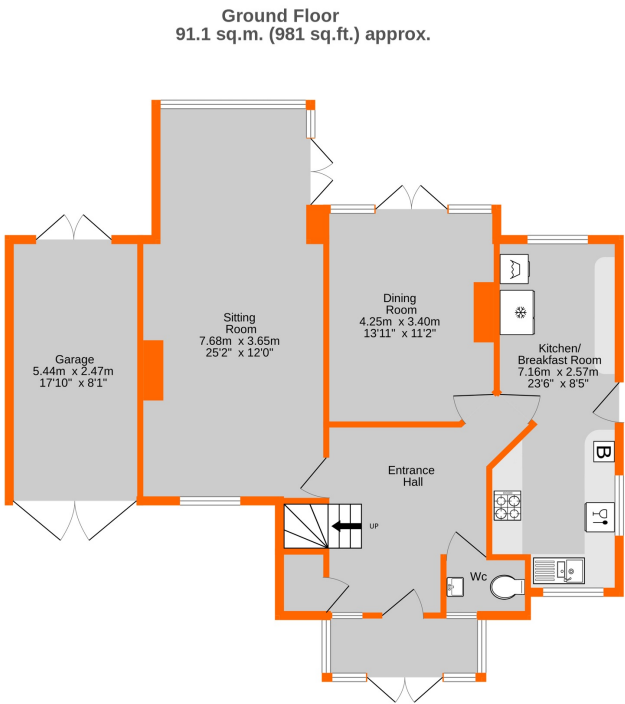


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	73
England, Scotland & Wales		
EU Directive 2002/91/EC		



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 166.5 sq.m. (1793 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



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

132 Wickham Way, Park Langley, Beckenham BR3 3AR
£1,375,000 Freehold

- Handsome detached family home
- Sunny west facing rear garden
- Four bedrooms and family bathroom
- Villeroy & Boch sanitaryware
- Immaculately presented throughout
- Ideally situated for Langley Park Schools
- Generous sitting room plus dining room
- Ample parking on in-and-out driveway

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



132 Wickham Way, Park Langley, Beckenham BR3 3AR

A beautifully presented family home with exceptional kerb appeal, offering a blend of charm and homeliness. Meticulously cared for and tastefully modernised by the current owners, the property showcases high quality finishes throughout. Step into the impressive hall where oak flooring sets the tone for the rest of the home, neat, warm and inviting. The pristine bathroom along with two separate wc's are all fitted with high quality Villeroy & Boch sanitaryware, adding a touch of luxury to everyday living. Four bedrooms in total with three having Hammonds fitted furniture providing ample wardrobe space. Externally boasts the expansive in-and-out drive, access to the integral garage, and stunning westerly facing rear garden of great proportion. The PARK LANGLEY office recommends early viewing so as not to be disappointed.

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 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

double glazed windows and matching double doors, original decorative brick columns, tiled floor

Entrance Hall

4.28m max x 3.83m max (14' 1" x 12' 7") to include cupboard beneath stairs plus recess beside dining room and kitchen, oak flooring, understairs cupboard with light housing fuse box, electric and gas meters, front door with glazed inserts, radiator beneath double glazed window to front

Cloakroom

beautifully appointed with white Villeroy & Boch low level wc having concealed cistern and wall mounted wash basin with mixer tap, wall tiling, floor tiling, extractor fan, radiator, double glazed window to front

Kitchen/Breakfast Room

7.16m max x 2.57m max (23' 6" x 8' 5") providing two areas as follows:

~ Kitchen Area

3.62m max x 2.57m max (11' 11" x 8' 5") gloss front base cupboards and drawers plus matching eye level units including corner carousel unit, wine rack, granite work surface with matching upstand, inset Franke 1½ bowl stainless steel sink with mixer tap and concealed extractor hood above 4-ring Fisher & Paykel gas hob with Siemens electric oven beneath, integrated Bosch dishwasher, Gemini water softener, pelmet lighting, downlights, double glazed window to front and side, quality vinyl flooring continuing to

~ Breakfast Area

3.56m x 2.42m (11'8" x 8'0") further gloss fronted units providing pull out larder cupboards either side of space for American fridge/freezer with cupboard above and full height cupboard concealing plumbing for washing machine and space for tumble dryer, granite breakfast bar with matching upstand, radiator, glazed door to side, downlights, double glazed window to rear

Sitting Room

7.68m max x 3.65m max (25' 2" x 12' 0") feature electric fire recessed into chimney breast, oak floor, three radiators, downlights, a wonderfully bright triple aspect room having double glazed window to front and rear plus window beside double doors to terrace

Dining Room

4.25m x 3.4m max (13' 11" x 11' 2") oak flooring, radiator, downlights, double glazed windows beside and above double doors to terrace and rear garden

First Floor

Landing

3.85m max x 3.35m max (12' 8" x 11' 0") to include stairwell plus recess beside bathroom and further area by bedroom 1, trap to loft, downlights, double glazed windows to front and further double glazed window to side on lower return staircase

Bedroom 1

3.87m max x 3.64m (12' 8" x 11' 11") to include double wardrobe either side of dressing table with drawers, vanity surface and locker cupboards above with large inset mirror, radiator beneath double glazed window to rear

Bedroom 2

3.66m x 3.4m (12' 0" x 11' 2") to include pair of fitted double wardrobes, laminate flooring, radiator beneath double glazed window to rear

Bedroom 3

5.17m max x 2.57m max (17' 0" x 8' 5") fitted triple wardrobe, two radiators, double glazed windows to front, side and rear

Bedroom 4

3.65m max x 2.42m max (12' 0" x 7' 11") display shelving beside chimney breast, radiator beneath double glazed window to rear

Family Bathroom

3.49m max x 3.11m max (11' 5" x 10' 2") Villeroy & Boch white panelled bath with mixer tap and shower spray attachment, large tiled shower cubide having easy access controls, remote control and glazed hinged door, wall mounted wash basin with mixer tap, fully tiled walls, chrome heated towel rail, ceramic flooring with underfloor heating, mirror fronted cabinet with LED lighting, extractor fan, double glazed window to side

Separate WC

white Villeroy & Boch low level wc with concealed cistern, wall mounted wash basin with mixer tap, wall tiling, floor tiling, radiator, double glazed window to front

Outside

Front Garden

in-and-out driveway with brick border and beautifully planted either side of driveway with symmetrical topiary to front, curved box hedge

Garage

5.44m x 2.47m max (17' 10" x 8' 1") double doors with glazed inserts to front, power and light

Rear Garden

37m x 14.7m (121' 5" x 48' 3") full width paved terrace with path to side of property accessed from kitchen having gated access to front with water tap and UPVc double doors to garage, paved steps leading to delightful lawned garden with established borders to both sides, compost areas to far corner and timber shed

Additional Information

Council Tax

London Borough of Bromley - Band F
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
checker.ofcom.org.uk/en-gb/mobile-coverage