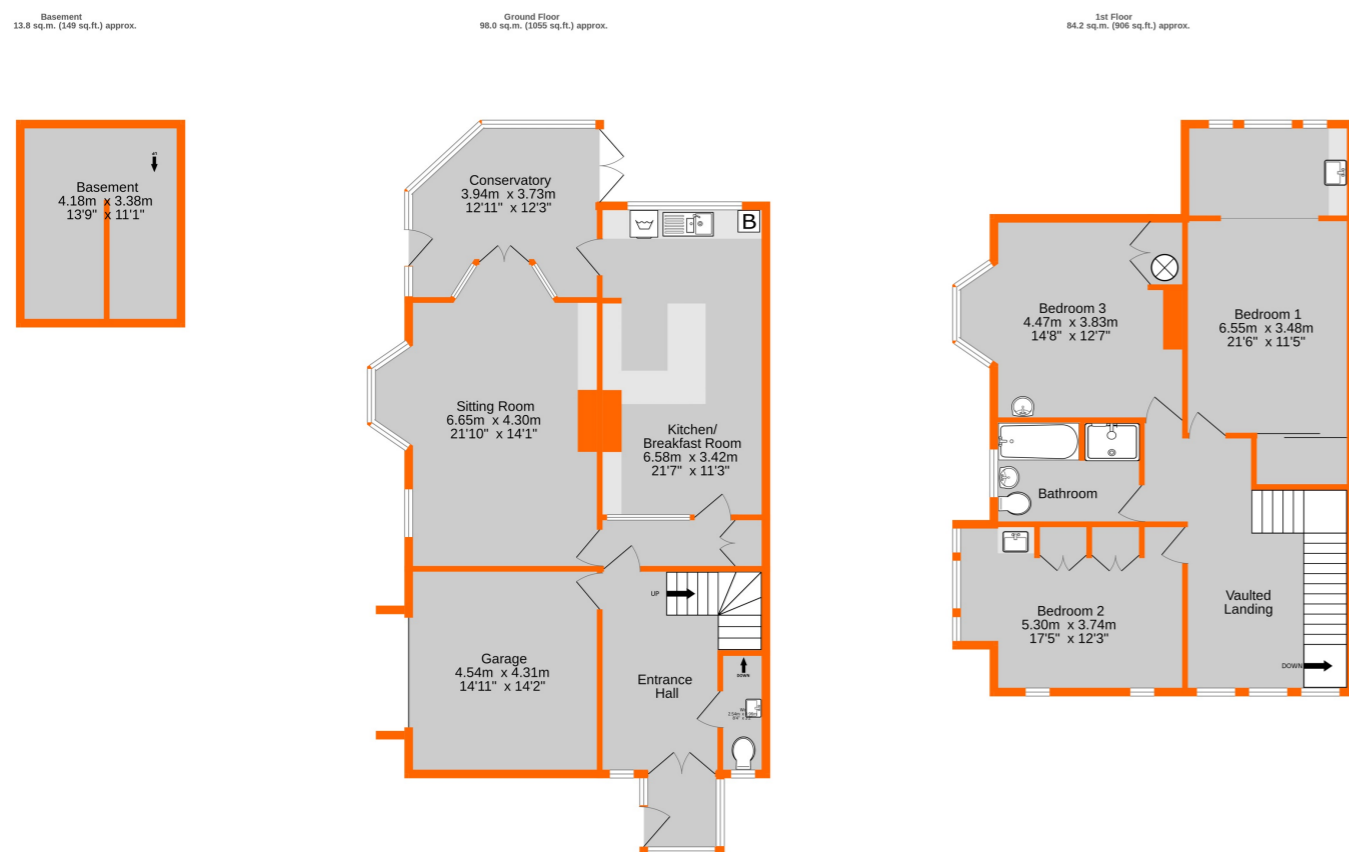


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		79
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage & Basement Sq.M Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 196.0 sq.m. (2110 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

## 32 Wickham Road, Beckenham BR3 5JT

### £685,000 Freehold

- Character property near central Beckenham
- Requires modernisation and refurbishment
- Delightful entrance hall and vaulted landing
- An exciting project within Conservation Area
- Period semi detached with spacious rooms
- Scope to enlarge the living space (STPP)
- Newly laid driveway and integral garage
- Three good double bedrooms and bathroom

**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.  
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 For further details please visit our website - [www.proctors.london](http://www.proctors.london)

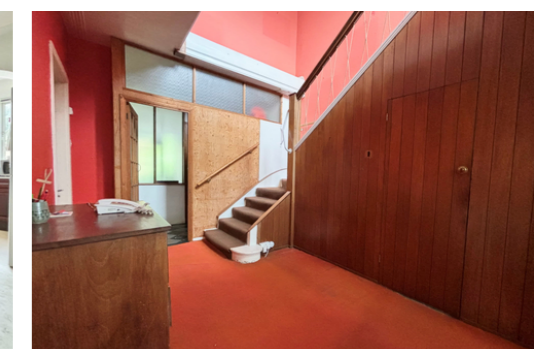
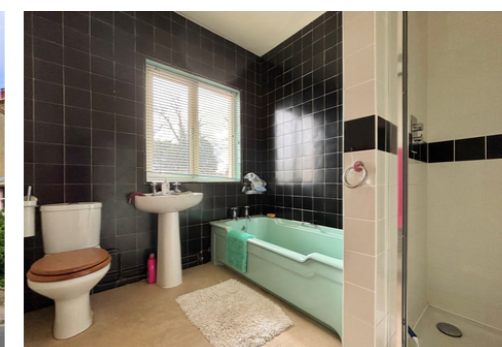


## 32 Wickham Road, Beckenham BR3 5JT

Fascinating period property in the same ownership for over 50 years with wonderfully spacious rooms and exceptional entrance hall having galleried landing above with full height vaulted ceiling. The property requires updating and refurbishment, making this an ideal project for purchasers seeking a character period property with easy access to central Beckenham. Large integral garage provides scope for possible conversion to create further reception space (subject to necessary permissions), in addition to the large sitting room and kitchen/breakfast room linked by a rear conservatory accessing the courtyard style garden with sunny westerly aspect. Three generous double bedrooms and large bathroom having separate shower cubicle. Newly landscaped driveway with bonded gravel finish, providing tandem parking for two cars. Please contact our PARK LANGLEY OFFICE for a viewing to fully appreciate the delightful character and potential offered by this property, situated in the Chancery Lane Conservation Area.

### Location

In a very convenient location for Beckenham Junction station and Beckenham High Street, with its excellent shops, cafes, restaurants and cinema. From Beckenham Junction there are trains to Victoria and The City as well tramlink to Croydon and Wimbledon. The very popular Clare House School is in the vicinity, as are Bromley Road Infants' School and St Christopher's Primary School. Entrances to the beautiful Kelsey Park with lake are found further along Wickham Road and local shops will be found at the the southern end of Wickham Road, by the Park Langley roundabout, or at Oakhill Parade on Bromley Road.



### Ground Floor

#### Entrance Lobby

1.78m x 1.32m (5'10" x 4'4") quarry tiled floor, pitched roof, opaque pattern windows to three sides, double doors to

#### Fabulous Entrance Hall

4.3m x 3.5m (14'1" x 11'6") a wonderful feature with galleried landing above and full height domed vaulted ceiling, radiator

#### Cloakroom

low level wc, wash basin, wall tiling, window to front, storage recess beneath stairs with hatch to basement area via ladder/stairs

#### Basement

4.18m x 3.38m (13' 9" x 11' 1") divided into two areas with full head height

#### Inner Lobby

3.43m x 1.27m (11'3" x 4'2") includes double coat cupboard with electricity meter; glazed panels to kitchen

#### Large Kitchen/Breakfast Room

6.58m x 3.42m max into recess with shelves and radiator (21'7" x 11'3") base cupboards and drawers plus space for washing machine and gas fired boiler beneath main work surface with inset 1½ bowl single drainer stainless steel sink and mixer tap, pull out cooker hood and cupboards above electric cooker, further L-shaped work surface with double base cupboard beneath, large double glazed window to rear, BREAKFAST AREA provides space for table and chairs with dresser style unit having cupboards, shelves and drawers, radiator, fireplace with stove

### Sitting Room

5.65m x 4.33m max to fireplace from bay (18'6" x 14'2") fireplace with stone surround having display shelves with wood panelling to wall above, two radiators, double glazed window and feature bay to side with high level windows above main double glazed panes, further bay to rear with windows and doors to conservatory

### Conservatory

3.94m max x 3.73m max (12'11" x 12'3") double glazed with windows to side and rear plus double doors to garden and door to driveway

### First Floor

#### Vaulted Galleried Landing

4.36m x 3.50m (14'4" x 11'6") accessed via wide staircase, vaulted ceiling, three windows to front, additional area by bathroom with hinged two part ladder accessing trap to loft

#### Bedroom 1

6.55m x 3.48m max (21'6" x 11'5") plus deep double wardrobe providing considerable storage, area to far end with wash basin having tiled surface to either side with cupboards beneath, radiator beneath double glazed windows to rear

#### Bedroom 2

5.3m x 3.74m (17'5" x 12'3") wash basin with mixer tap, pair of connecting double wardrobes with storage above, radiator, three large windows to side plus pair of sash windows to front

### Bedroom 3

4.47m max into bay x 3.83m (14'8" x 12'7") double airing cupboard with slatted shelves and insulated hot water cylinder having high level cupboard above, shelving to chimney breast, wash basin with mixer tap having cupboard beneath, wide bay with double glazed windows to side

### Large Bathroom

2.86m x 2.19m (9'5" x 7'2") includes panelled bath, pedestal wash basin, low level wc and modern tiled shower with hinged door, heated towel rail, wall tiling, double glazed window to side

### Outside

#### Driveway

newly landscaped with bonded resin finish giving defined tandem parking for two cars, external power points by door to conservatory

#### Garage

4.54m x 4.31m max (14'11" x 14'2") with 2.83m (9'3") ceiling height, accessed by up and over door to side of house, gas meter, light and power, original door to entrance hall, sash windows to front,

#### Rear Garden

6.75m max x 4.9m max (22ft x 16ft) brick terrace by doors from conservatory, outside tap, raised border, enclosed by timber fence with westerly aspect

### Additional Information

#### Council Tax

London Borough of Bromley - Band F

