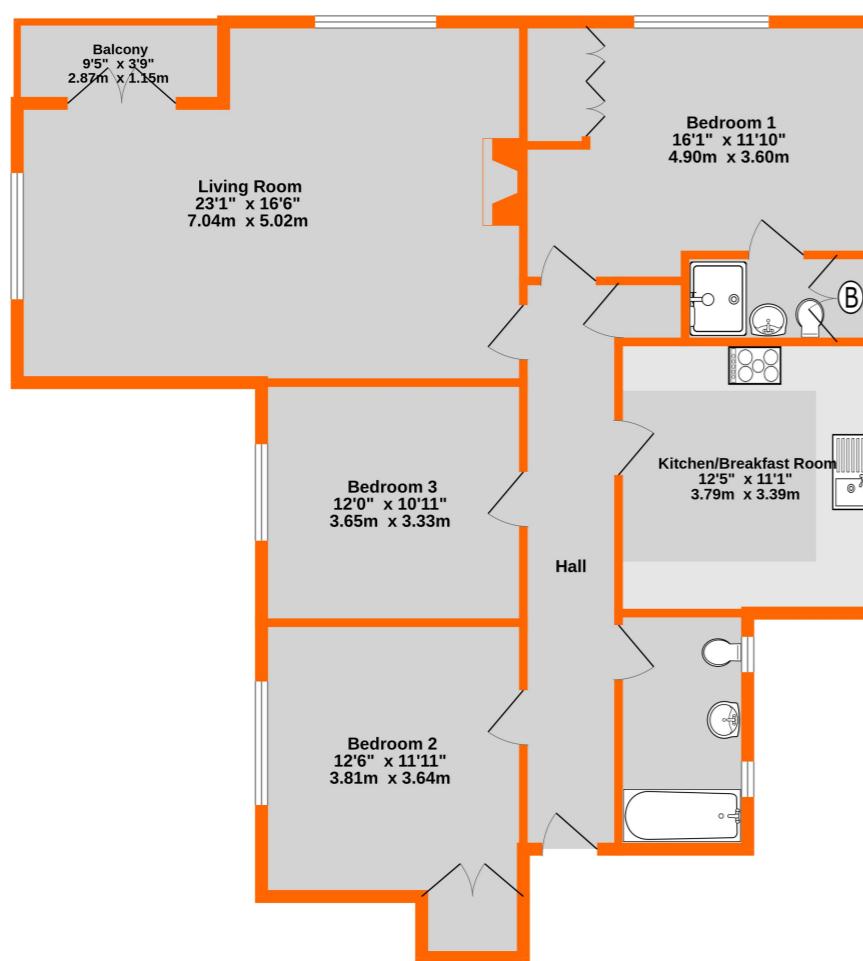


GROUND FLOOR  
1154 sq.ft. (107.2 sq.m.) approx.



TOTAL FLOOR AREA : 1154sq.ft. (107.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and other areas are approximate. No responsibility is accepted 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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**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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Viewing by appointment with our Park Langley Office - 020 8658 5588

**4 Chilchester Court, 67 Wickham Road, Beckenham, Kent BR3 6QW**  
**£585,000 Share of Freehold**

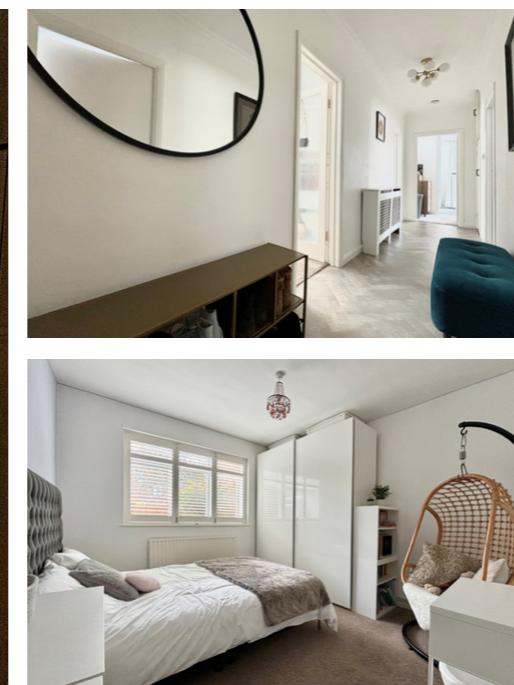
- Over 100sqm/1100sqft of accommodation
- Updated and beautifully presented
- Three generous double bedrooms
- Stunning kitchen/breakfast room
- Wonderfully spacious ground floor flat
- Great location opposite shops and Kelsey Park
- En suite shower room plus bathroom off hall
- Sunny west facing balcony to front

## 4 Chilchester Court, 67 Wickham Road, Beckenham, Kent BR3 6QW

Great location, three double bedrooms, particularly spacious living room and Thomas Sanderson plantation shutters are some of the excellent features offered by this well presented ground floor flat. Situated opposite the popular shops on Wickham Road and an entrance to Kelsey Park, this property has been modernised and updated to provide a generous refitted kitchen/breakfast room, spacious well appointed bathroom off the large entrance hall and excellent en suite shower room to the main bedroom. The living room has a bright and spacious sitting room area open plan to the dining room providing great living space with doors to the balcony/terrace. Flats of this nature have always appealed to downsizers but with the excellent overall room sizes, younger families may favour all this property has to offer over a smaller house.

### Location

Conveniently located for popular shops on Wickham Road and the Tesco Express by the Park Langley roundabout. This flat is less than a mile from the popular Langley Park Schools with Unicorn and Clare House Primary even closer. Bus routes 358 and 352 run along Wickham Road as well as the 162 for Bromley, Chislehurst and Beckenham High Street. The Super Loop (SL5) service stops on South Eden Park Road, close by, giving speedy access to Bromley and Croydon for rail links to Gatwick. Kelsey Park provides an attractive walk to Beckenham, about three quarters of a mile away, and from Beckenham Junction there are trains to Victoria and trams to Croydon and Wimbledon.



### Ground Floor

#### Entrance Hall

7.93m x 1.29m (26'0 x 4'3) entryphone, covered radiator, Karndean flooring, full height cupboard concealing space for washing machine and stacked tumble dryer

#### Kitchen/Breakfast Room

3.79m max x 3.39m (12'5 x 11'1) extensive range of base cupboards and large drawers plus pull out bin unit and integrated dishwasher beneath wood block work surfaces, inset 1½ bowl single drainer sink with mixer tap and 5-burner Neff gas hob with cooker hood above, eye level cupboards, recessed display shelves to match work surfaces, full height cupboard beside built-in Neff electric double oven with cupboard above and deep drawers beneath, further full height cupboard beside space for American fridge/freezer, Karndean flooring, ample space for table and chairs, double glazed window to side with plantation shutters

#### Impressive Living Room

7.04m x 5.02m (23'1 x 16'6) providing two areas:

#### ~Sitting Room

5.02m x 4m (16'6 x 13'1) bright and spacious with ornamental limestone fireplace for electric fire, radiator beneath large double glazed window to front

#### ~Dining Room

3.87m max x 3.06m max (12'8 x 10'0) radiator beneath double glazed window to side, double glazed doors to balcony

### Balcony

2.87m x 1.15m (9'5 x 3'9) quarry tiled floor, westerly aspect, gate to side accessing communal grounds

#### Bedroom 1

4.9m x 3.6m max (16'1 x 11'10) includes pair of fitted double wardrobes, radiator beneath large double glazed window to front

#### En Suite Shower Room

2.33m x 1.2m (7'8 x 3'11) plus double cupboard having shelves above Main wall mounted gas boiler, full width tiled shower cubicle with fixed shower head and hand shower having sliding door, wash basin with mixer tap, white low level wc, chrome heated towel rail, Karndean flooring, extractor fan

#### Bedroom 2

3.81m x 3.64m (12'6 x 11'11) plus built-in double wardrobe, radiator, double glazed window to side with plantation shutters

#### Bedroom 3

3.65m x 3.33m (12'0 x 10'11) radiator, double glazed window to side with plantation shutters

#### Bathroom

2.87m x 1.77m (9'5" x 5'10") re-appointed with large white panelled bath having mixer tap and shower attachment with hinged screen over, wash basin and mixer tap set into marble top with cupboards and drawers beneath, white low level wc with concealed cistern, wall tiling, feature heated towel rail, mirrored wall cabinet, Karndean flooring, extractor fan, double glazed windows to side with plantation shutters

### Outside

#### Garage

situated to rear approached via driveway beside the building

#### Communal Gardens

the block is screened from the road by established shrubs and trees with gardens to the front and rear, well maintained with areas of lawn and borders with established shrubs

#### Additional Information

#### Lease

999 years from 25 March 1986 with Share of Freehold - to be confirmed

#### Maintenance

£200 per month (£2,400 per annum) - To be confirmed

#### Council Tax

London Borough of Bromley band E

#### Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts