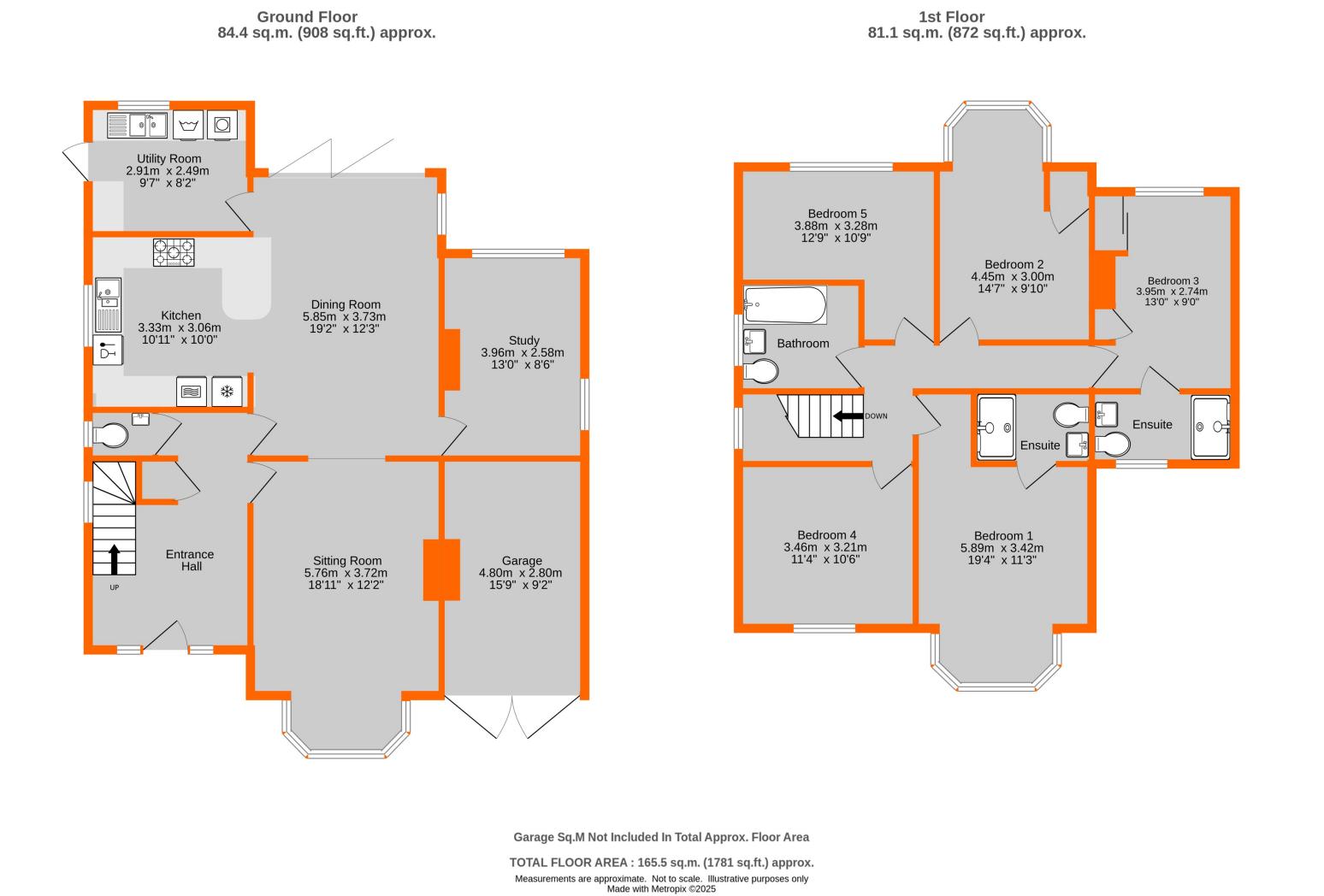


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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

## 75 Wickham Way, Park Langley, Beckenham BR3 3AH

### £1,295,000 Freehold

- Spacious FIVE bedroom detached house
- Ideal for Unicorn and Langley Park Schools
- Large dining room open to fitted kitchen
- Wood strip flooring and double glazing
- Modern family bathroom and two en suites
- Attractive open plan flow to ground floor
- Excellent study and generous utility room
- Bi-fold doors to lovely 41m/135ft garden



75 Wickham Way, Park Langley, Beckenham BR3 3AH

Offering wonderful overall living space, available via our Park Langley Office, this extended detached house offers FIVE BEDROOMS of good proportions with TWO EN SUITE SHOWER ROOMS and modern BATHROOM. Much of the ground floor has wood strip flooring, starting in the attractive entrance hall and continuing to the large sitting room and dining room room with open plan fitted kitchen. This provides a wonderful family living space for the kitchen measuring 6.97m max x 5.85m max (22'0 x 19'2) with direct access via bi-fold doors to garden. In addition there is a cloakroom off the hall, spacious utility room and separate study, perfect to work from home. The house is attractively set having driveway parking in front of the garage with EV charging point. The established 41m (135ft) rear garden has trees to the far end, encouraging wildlife and enhancing the outlook.

Location

Wickham Way is one of the best residential roads in Beckenham with popular local schools including Unicorn Primary and the Langley Park Schools (Secondary for boys and girls plus Primary). Locally there are also coach pick up points for various Independent Schools. Shops and cafes are found by the Park Langley roundabout along with Tesco Express and an entrance to Kelsey Park. The property is convenient for three mainline stations to London and there is road access to the M25 with motorway routes to Gatwick and Heathrow. Langley Park Golf Club and Park Langley Tennis Club are popular for their sport and social facilities.



Ground Floor

Arched Porch

3.02m x 0.92m (9'11 x 3'0) quarry tiled floor

Entrance Hall

4.63m max x 3.11m max (15'2 x 10'2) includes deep cupboard beneath stairs, contemporary column radiator, wood strip flooring, windows with double glazing beside front door

Cloakroom

1.4m x 1.03m max (4'7 x 3'5) white low level wc with cupboard to one side, wash basin with mixer tap, tiled floor, double glazed window to side

Sitting Room

5.76m x 3.72m max (18'11 x 12'2) fireplace with Heta wood burning stove, upright radiator plus further radiator set into wide bay with windows to front having double glazing

Dining Room

5.85m max x 3.73m (19'2 x 12'3) wood strip flooring, two upright radiators, tall double glazed window to side and double glazed bi-fold doors to garden, open plan to

Fitted Kitchen

3.33m max x 3.06m (10'11 x 10'0) base cupboards and large drawers plus Bosch integrated dishwasher, wine rack and wine cooler beneath quartz work surfaces with peninsular surface extending to breakfast bar to far side into dining room, Bosch stainless steel cooker hood above 5-burner gas hob, Franke 1½ bowl stainless steel sink with mixer tap, eye level cupboards, Neff built-in electric double oven, pull out larder unit, space for fridge/freezer, wood strip flooring, double glazed window to side

Utility Room

2.91m x 2.49m (9'7 x 8'2) base cupboards and drawers plus space for washing machine and tumble dryer beneath work surface with inset 1½ bowl stainless steel sink with mixer tap, Worcester wall mounted gas boiler, double base cupboard, eye level cupboards, wall tiling, double glazed window to rear and double glazed door to side



Study

3.96m x 2.58m max (13'0 x 8'6) wood finish flooring, radiator, fibre broadband, double glazed windows to side and rear

First Floor

Landing

4.45m max x 2.55m max (14'7 x 8'4) L-shaped with hatch to loft, beautiful double height colour stained window above stairs providing light to hall and landing

Bedroom 1

5.89m max x 3.42m max (19'4 x 11'3) measured to include area by door and en suite, picture rail, pair of double wardrobes with central cupboard and drawers, radiator set into deep bay with windows to front having double glazing

En Suite Shower Room

2.31m x 1.51m (7'7 x 4'11) full width tiled shower cubicle with sliding door, wash basin with mixer tap having double cupboard beneath, white low level wc having cupboard to one side with cupboards above plus mirror with downlights, chrome heated towel rail, tiled floor

Bedroom 2

4.45m max x 3m max (14'7 x 9'10) fitted wardrobe with high level cupboard above, picture rail, radiator set into wide bay with double glazed windows to rear

Bedroom 3

3.95m x 2.74m max (13'0 x 9'0) includes double wardrobe recess with drawers and hanging rail having high level cupboard above, picture rail, radiator, double glazed window to rear

Second En Suite

tiled shower cubicle with hinged door, white low level wc, wash basin with mixer tap having cupboard beneath, mirrored wall cabinet, chrome heated towel rail, tiled floor, window to front with double glazing

Bedroom 4

3.46m x 3.21m (11'4 x 10'6) picture rail, radiator beneath window to front with double glazing



Bedroom 5

3.88m max x 3.28m max (12'9 x 10'9) radiator beneath double glazed window to rear

Bathroom

2.38m x 1.85m (7'10 x 6'1) white panelled bath with built-in shower plus hand shower and hinged screen over, low level wc, wash basin with mixer tap having cupboard beneath, chrome heated towel rail, wall cupboard, tiled floor, double glazed window to side

Outside

Front Garden

border with established shrubs beside path to front door with gravelled area having further inset shrubs and driveway with EV charging point in front of garage

Garage

4.8m x 2.8m max (15'9 x 9'2) light and power, access via double doors

Rear Garden

about 41m x 13m (135ft x 42'8) paved terrace accessed via bi-fold doors, path providing side access with gate to front, lawn with deep borders including plants and established shrubs, additional paved area, lawn leads to attractive partially screened area to far end with established trees, timber sheds requiring repair, greenhouse by terrace by additional side access having gate to front

Additional Information

Council Tax

London Borough of Bromley - Band G