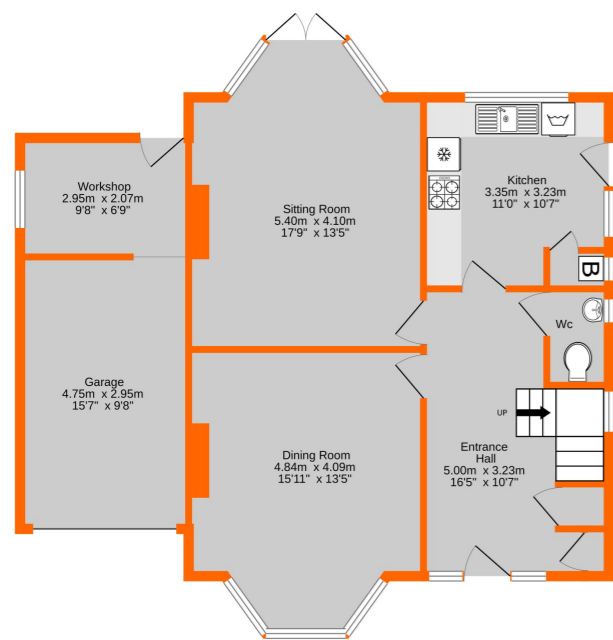


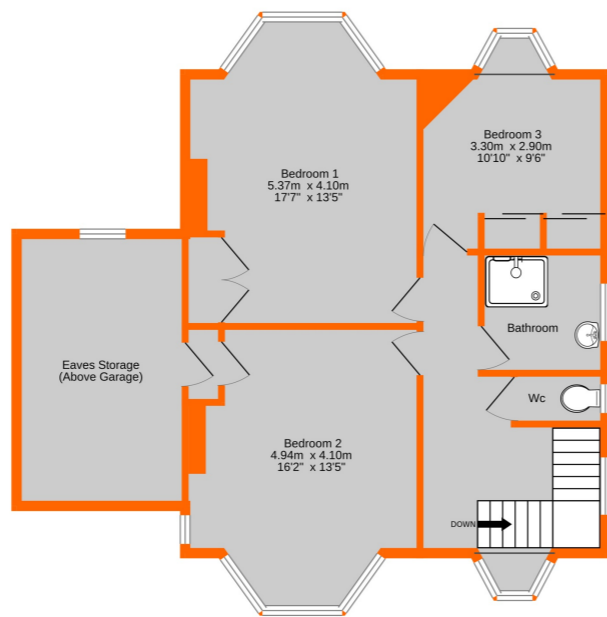
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
64.8 sq.m. (698 sq.ft.) approx.



1st Floor
64.8 sq.m. (698 sq.ft.) approx.



Garage/Workshop & Eaves Storage Sq.M Not Included In Total Approx. Floor Area

TOTAL FLOOR AREA : 129.6 sq.m. (1395 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

114 Wickham Way, Park Langley, Beckenham, Kent BR3 3AR £1,000,000 Freehold

- Delightful three bedroom detached house
- Ideally located for Langley Park schools
- 41m/135ft garden with south westerly aspect
- Central heating and mainly double glazed
- On a sought after road in Park Langley
- Potential to improve and extend S.T.P.P.
- Good size sitting room and dining room
- Driveway parking, garage and workshop



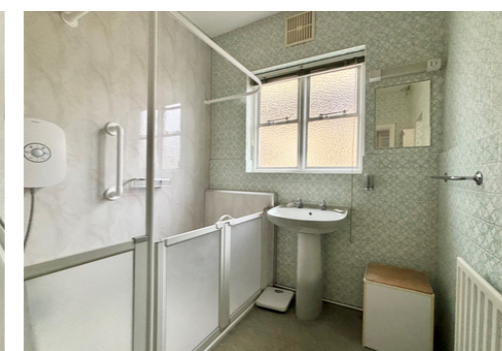
Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The 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

114 Wickham Way, Park Langley, Beckenham, Kent BR3 3AR

Great address, ideal for the Langley Schools with potential to update and improve - This much loved family home has scope for extension and is set on one of the most sought after roads in Park Langley with 41m/135ft rear garden enjoying south-westerly aspect. Three bedrooms accessed from the attractive landing plus bathroom and separate wc. Downstairs cloakroom off entrance hall plus two well proportioned reception rooms and kitchen/breakfast room overlooking the garden. Garage and workshop beside the house which may be demolished to make way for a side and rear extension, subject to planning permission and other necessary consents.

Location

Wickham Way is one of the finest residential roads in Beckenham and this property is situated almost opposite the turning into Brabourne Rise and beside St Dunstan's Lane. The popular Langley Park (Secondary and Primary) Schools are in the vicinity as well as Unicorn Primary. Local shops are found on Wickham Road by the Park Langley roundabout, only half a mile away, and just beyond the shops is an entrance to Kelsey Park. Beckenham High Street is about a mile away offering a range of shops, restaurants and other amenities. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. West Wickham Station offers train services to London Bridge and Charing Cross.



Ground Floor

Entrance Hall

5m x 3.23m (16'5" x 10'7") to include low level cupboard and coat cupboard beneath stairs, radiator, plate rail, colour stained leaded light windows beside front door and window to side above stairs

Cloakroom

1.65m x 1.2m (5'5" x 3'11") white low level wc, wash basin with mixer tap having cupboard beneath, radiator, wall mirror, window to side

Dining Room

4.84m max x 4.09m max (15'11" x 13'5") includes tiled fireplace with fitted gas fire, three radiators set into wide bay with double glazed windows to front

Sitting Room

5.4m max x 4.1m max (17'9" x 13'5") to include Baxi fireplace with living flame gas fire having marble surround, radiator, colour stained porthole window to side, wide bay with double glazed windows surrounding doors to garden

Kitchen

3.35m max x 3.23m (11'0" x 10'7") includes built-in cupboard (original larder with window to side) housing Worcester wall mounted gas boiler, base cupboards and drawers plus space for washing machine and fridge beneath work surfaces, inset double drainer stainless steel sink with mixer tap, slot-in dual cooker with gas hob, wall tiling, eye level cupboards, radiator, space for table and chairs, double glazed window to rear and window beside door to side

First Floor

Landing

5.52m max x 3.29m max (18'1" x 10'10") to include stairs, radiator, hatch to loft, full height airing cupboard with insulated hot water cylinder, window to side above stairs and double glazed bay window to front with deep sill

Bedroom 1

5.37m max x 4.1m max (17'7" x 13'5") includes fitted double wardrobe beside chimney breast with high level cupboard above, porthole window to side, radiator set into wide bay with double glazed windows to rear

Bedroom 2

4.94m max x 4.1m max (16'2" x 13'5") includes original built-in wardrobe/cupboard beside chimney breast concealing low level door to loft storage above garage, picture rail, porthole window to side, radiator set into wide bay with double glazed windows to front

Bedroom 3

3.3m x 2.9m (10' 10" x 9' 6") includes pair of fitted double wardrobes with locker cupboards above, radiator, double glazed bay window to rear with deep sill

Bathroom

2.3m x 2.07m (7'7" x 6'9") now appointed with easy access walk-in shower with low level screen and shower curtain, pedestal wash basin, tiled walls, mirror and wall light with shaver point, radiator, window to side

Separate WC

low level suite, window to side

Outside

Front Garden

area of lawn beside brick paved driveway and paved pathway to front door, established borders

Garage

4.75m x 2.95m (15'7" x 9'8") electric up and over door, water tap, power point, doorway at rear to workshop

Workshop

2.95m x 2.07m (9'8" x 6'9") light and power, mezzanine storage, window to side, door to rear

Rear Garden

about 41.5m x 13.4m (136ft x 44ft) paved terrace with rockery beds and steps to additional terrace and lawn with beautiful borders and mature trees, greenhouse behind garage, lean-to shed beside garage and three additional storage cupboards by path providing side access with gate to front garden, pathway with timber arbour towards far end with area beyond having lawn and borders with gate to wooded area at rear with Langley Park development beyond, side gate to St Dunstons Lane

Additional Information

Council Tax

London Borough of Bromley - Band G