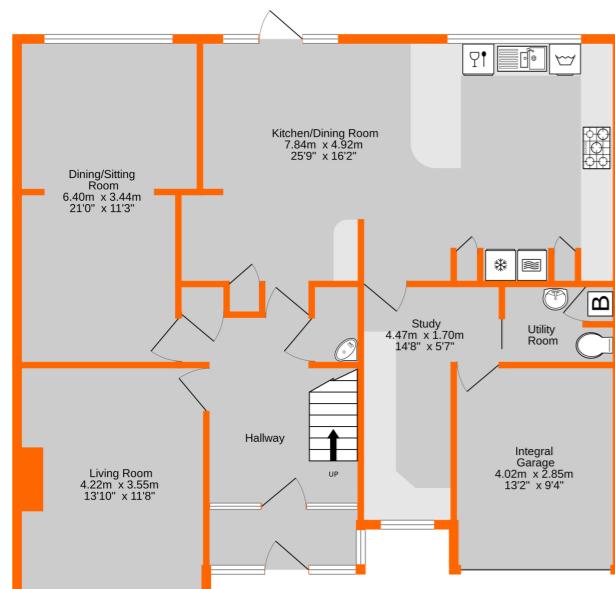
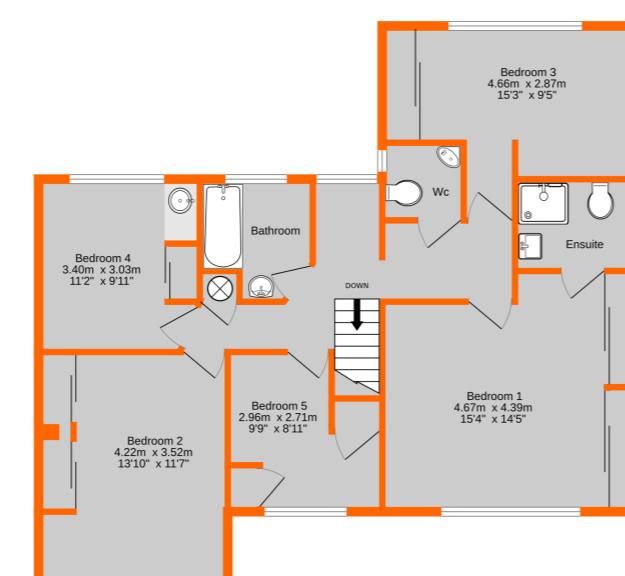


Ground Floor  
111.7 sq.m. (1202 sq.ft.) approx.



1st Floor  
88.7 sq.m. (955 sq.ft.) approx.



Integral Garage Sq.M Included In Total Approx. Floor Area

TOTAL FLOOR AREA : 200.4 sq.m. (2157 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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 West Wickham Office - 020 8460 7252

## 2 Woodmere Way, Park Langley, Beckenham, Kent BR3 6SL

### Guide Price £1,100,000 Freehold

- Spacious Five Bedroom Semi Detached.
- Two Reception Rooms & Study.
- Attractive 134' S.W. Facing Rear Garden.
- Integral Garage & Parking 4 Vehicles.
- Impressive 25' 9" Kitchen/Dining Room.
- White En Suite Shower & Bathroom.
- Convenient Number Popular Schools.
- 2157 Sq. Ft. Of Accommodation incl. Garage.

## 2 Woodmere Way, Park Langley, Beckenham, Kent BR3 6SL

Spacious, (about 2157 Sq. Ft.) extended five bedroom semi detached family home, in this popular road on Park Langley and in a convenient location for a number of sought after schools. Impressive 25' 9" kitchen/dining room, overlooking the attractive garden, beautifully appointed with an extensive range of cream fitted units, granite work surfaces and various integrated Siemens appliances. Fitted study, integral garage and white cloakroom. Two reception rooms, with the living room having a brick fireplace and the 21' dining/sitting room being an L shaped room. The five bedrooms all have fitted wardrobes and the main bedroom has a white en-suite shower room. White suite bathroom and separate w.c.. Gas fired heating with radiators, under floor heating to the kitchen/dining room and double glazing. The 134' x 42' south west facing garden has a wide paved terrace, is laid mainly to lawn, with established shrub borders and trees, a timber shed and children's playhouse. Driveway providing parking for four vehicles.

### Location

Woodmere Way runs between Brabourne Rise and Bushey Way. Schools in the area include Highfield Infant and Juniors, Unicorn Primary and Langley Park Secondary schools. West Wickham Station with services to London Bridge, Charing Cross and Cannon Street is about 1.1 miles away. Bromley High Street is about 1.6 miles away with The Glades shopping centre and Bromley South station with fast (about 18 minutes) and frequent services to London. Langley Park Golf Course is off Barnfield Wood Road. There are shops at the junction of Wickham Road and Stone Park Avenue and also at the junction of Westmoreland Road and Pickhurst Lane.



### Ground Floor

#### Entrance Porch

2.85m x 1.47m (9' 4" x 4' 10") Via enclosed porch with part double glazed door, double glazed front and side windows, part double glazed door to:

#### Hallway

3.25m x 2.86m including staircase (10' 8" x 9' 5") Coat cupboard, column radiator, two under stairs storage cupboards one housing a corner wash basin, double glazed front windows, coving, dado rail

#### Kitchen/Dining Room

7.84m x 4.92m reducing to 4.58m (15' 0") (25' 9" x 16' 2") Appointed with cream fronted fitted wall and base units and drawers, granite worksurfaces and upstand, Franke stainless steel 1 1/2 sink with a brushed steel mixer tap, Siemens dishwasher and washing machine, Siemens gas oven, microwave oven and warming drawer, Siemens five burner gas hob with an extractor unit above, built in Siemens

fridge/freezer, two larder units with pull out drawers, two magic corner units, ceiling downlights, storage cupboard housing gas and electric meters and consumer unit, breakfast bar, double glazed rear window, double glazed door and windows to rear, radiator and double radiator, tiled floor with under floor heating, door to:

#### Study

4.47m x 1.70m increasing to 2.72m (8' 11") (14' 8" x 5' 7") Range of wood effect fitted cupboards, drawers and shelving, arched double glazed front window, radiator, cupboard housing consumer unit, door to garage and pocket door to:

#### Cloakroom

1.80m x 1.49m (5' 11" x 4' 11") White wash basin with white double cupboard beneath, white low level w.c., space for tumble dryer, radiator, cupboard housing Vaillant boiler, tiled floor

#### Dining/Sitting Room

6.40m x 3.44m reducing to 3.02m (9' 11") (21' 0" x 11' 3") Double glazed rear window, double radiator, radiator, coving

#### Living Room

4.22m x 3.55m into alcoves (13' 10" x 11' 8") Double glazed front window, radiator, brick fireplace with a tiled hearth and a coal effect gas fire, coving

### First Floor

#### Split Landing

Double glazed rear window, radiator, coving, dado rail, airing cupboard housing water tank, access to loft via aluminium ladder with light and insulation

#### Bedroom 1

4.67m into wardrobes x 4.39m reducing to 3.91m (12' 10") (15' 4" x 14' 5") Double glazed front window, double radiator, mirror fronted fitted wardrobes with four sliding doors, door to:

#### En Suite Shower Room

2.09m x 1.69m (6' 10" x 5' 7") Double glazed side window, white wash basin with three drawers beneath, low level w.c., tiled shower with a white shower tray, glass screens, chrome shower and hand shower, part tiled walls, extractor fan, white ladder style radiator

#### Bedroom 2

4.22m x 3.52m including wardrobes (13' 10" x 11' 7") Double glazed front window, radiator, two double fitted wardrobes both having sliding doors and a storage cupboard above, coving

#### Bedroom 3

4.66m into wardrobes x 2.87m reducing to 2.22m (7' 3") (15' 3" x 9' 5") Double glazed rear window, double radiator, mirror fronted double wardrobe with two sliding doors

#### Bedroom 4

3.40m x 3.03m including wardrobe (11' 2" x 9' 11") Double glazed rear window, radiator, wash basin with a double cupboard beneath, two high level storage cupboards, double wardrobe with two sliding doors and three drawers beneath, five further drawers

#### Bedroom 5

2.96m x 2.71m reducing to 1.68m (5' 6") plus cupboard (9' 9" x 8' 11") Double glazed front window, single wardrobe and two double and a single high level cupboards, radiator, shelved cupboard over the stairs

#### Bathroom

2.48m reducing to 1.66m (5' 5") x 1.97m (8' 2" x 6' 6") White bath with a chrome shower and controls to one end, wash basin with a double cupboard beneath, chrome heated towel rail, tiled walls, double glazed rear window, coving, shaver point

### Separate W.C.

1.37m x 1.23m (4' 6" x 4' 0") Double glazed side window, white low level w.c. and corner wash basin

### Outside

### Rear Garden

41m x 12.88m (134' x 42') Wide paved terrace, laid mainly to lawn, established shrub borders, trees including fruit trees, greenhouse, timber shed, timber play house, outside tap, narrow side access

### Front Garden

Lawn area, crazy paved driveway for four vehicles, shrub borders

### Integral Garage

4.02m x 2.85m (13' 2" x 9' 4") Up and over door, light, power points

### Additional Information

#### Council Tax

London borough of Bromley – Band G. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

For coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)