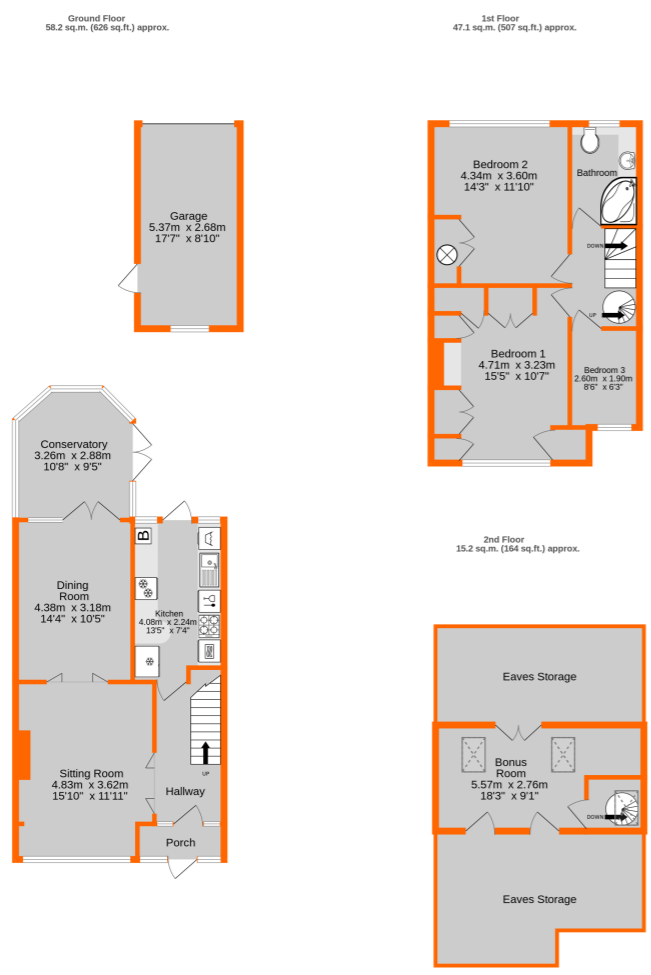


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our West Wickham Office - 020 8460 7252

39 Langley Way, West Wickham, Kent BR4 0DH

Guide Price £595,000 Freehold

- Three Bedroom + Bonus Room.
- Double Glazed + Central Heating.
- Close To Popular Schools.
- Mid Terrace.
- Garage & Driveway.
- Conservatory.
- Well Maintained Garden.
- 0.6 Mile To Station.

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



39 Langley Way, West Wickham, Kent BR4 0DH

Located within a highly desirable road, close to the ever popular Langley Park secondary schools and Pickhurst primary school, is this well presented three bedroom mid terrace family home with useful bonus room to the loft space. Enclosed double glazed porch, entrance hallway with double doors leading to the lounge, dining room, conservatory and fitted kitchen. Three bedrooms and updated bathroom to the first floor, with two of the bedrooms having built in wardrobes. Accessed via a spiral staircase the bonus room in the loft space would make an ideal office. Outside is the well kept mature rear garden around 50' in length with central lawn and stocked with established shrubs and plants. Detached garage, access via the rear service road and off street parking for two cars at the front. Gas fired central heating along with a recently replaced roof and recent full replacement double glazing. Within walking distance to West Wickham High Street and Station.

Location

Langley Way runs between Pickhurst Lane and Pickhurst Rise. Local schools include the sought after Pickhurst and Hawes Down Infant and Juniors and Langley Park Secondary schools. West Wickham Station and Leisure Centre about 0.6 of a mile away. There are shops in Station Road and West Wickham High Street offers a Sainsbury's, Lidl and Marks and Spencer supermarkets, various restaurants and coffee shops. Bromley South Station and High Street about 1.8 miles away.



Ground Floor

Entrance Porch

Double glazed door, double glazed side windows

Entrance Hall

4.06m x 1.82m (13' 4" x 6' 0") Beamed ceiling, radiator with decorative cover, laminate wood flooring, dado rail, understairs storage cupboard, wall and ceiling lights

Living Room

4.83m x 3.62m (15' 10" x 11' 11") Double glazed window to front, coved cornice, open fire style gas fire with fireplace surround, stripped wood flooring, wall lights, glazed doors to:

Dining Room

4.38m x 3.18m (14' 4" x 10' 5") Double glazed door to conservatory, serving hatch to kitchen, stripped wood flooring, radiator with decorative cover

Conservatory

3.26m x 2.88m (10' 8" x 9' 5") Double glazed with French doors to rear garden, laminate flooring, ceiling light

Kitchen

4.08m x 2.24m (13' 5" x 7' 4") Double glazed door and window to rear garden. Range of fitted wall and base units, laminate work surfaces, stainless steel sink with mixer tap, space for freezer, space for upright American fridge freezer, electric single oven with microwave oven above, gas hob, extractor hood, wall mounted boiler, serving hatch to dining room, vinyl wood finish flooring, space for washing machine and dishwasher, tiled splashbacks

First Floor

Landing

Spiral staircase to bonus room

Bedroom 1

4.71m x 3.23m (15' 5" x 10' 7") Double glazed window to front, radiator, laminate wood flooring, built in wardrobes to two walls with hanging and storage space, coved cornice, eaves storage cupboard, wall lights

Bedroom 2

4.34m x 3.6m (14' 3" x 11' 10") Double glazed window to rear, built in airing cupboard housing hot water tank and storage above, laminate wood flooring, radiator, coved cornice

Bedroom 3

2.6m x 1.90m (8' 6" x 6' 3") Double glazed window to front, radiator, wood stripped flooring, coved cornice

Bathroom

2.84m x 1.85m (9' 4" x 6' 1") Double glazed window to rear, corner shower bath with electric shower, chrome mixer tap/hand shower, vanity wash hand basin with storage cupboards under, low level w.c., tiled walls, heated towel rail, laminate tile style flooring

Second Floor

Second Floor Landing

Laminate wood flooring, door into

Bonus Room

5.57m x 2.76m (18' 3" x 9' 1") Two Velux roof type windows to front, eaves storage, radiator, storage recess

Outside

Rear Garden

Approximately 15.24m (50') Mature well kept garden to the rear with paved patio, lawn, mature shrubs and flower beds, rear access gate, door to garage, timber shed, small lean to greenhouse, outside light

Garage

5.37m x 2.68m (17' 7" x 8' 10") Detached garage accessed via the rear service road, up and over door, power and light

Front Garden

Paved with off street parking for two cars

Additional Information

Council Tax

London Borough of Bromley - Band E