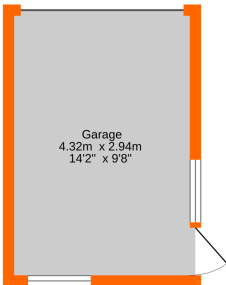


Garage
12.9 sq.m. (139 sq.ft.) approx.



TOTAL FLOOR AREA : 123.6 sq.m. (1331 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our West Wickham Office - 020 8460 7252

139 Langley Way, West Wickham, Kent BR4 0DL
Chain Free £620,000 Freehold

- Chain Free.
- Off Street Parking.
- 0.8 Mile West Wickham Station.
- Close To Excellent Local Schools.
- Requiring Modernisation Throughout.
- Garage To Rear.
- Central Heating.
- Four Bedroom Mid Terrace House.

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 fee 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



139 Langley Way, West Wickham, Kent BR4 0DL

CHAIN FREE and located within a highly desirable road, close to the ever popular Langley Park secondary schools and Pickhurst primary school, is this four bedroom mid terrace family home requiring modernisation throughout. There is a kitchen with a range of cream base and wall units and some integrated appliances, as well as two separate reception rooms, the living room at the front having a bay window and the dining room at the rear having sliding doors to the garden. There are three bedrooms and a shower room to the first floor and stairs to bedroom one and the ensuite in the loft. There is a detached garage, accessible via the rear service road and off street parking for two cars at the front. This property offers buyers a tremendous opportunity to improve and extend in this family friendly location in the heart of West Wickham.

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 is 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 and windows plus glazed window to side

Entrance

Wooden front door with glazed windows to side

Hallway

4.85m x 1.74m (15' 11" x 5' 9") Radiator, understairs cupboard with light, housing the gas and electric meters, wood effect laminate flooring, stairs to first floor landing

Living Room

4.84m x 3.57m into alcoves (15' 11" x 11' 9") Double glazed bay window to front, radiator, fireplace with fire basket

Dining Room

4.15m x 3.19m into alcoves (13' 7" x 10' 6") Double glazed sliding doors to rear, radiator, wood effect laminate flooring, archway to:

Kitchen

3.22m x 2.09m (10' 7" x 6' 10") Double glazed door and window to rear, range of cream base and wall units with laminate work surfaces over, integrated fridge/freezer, sink and drainer with chrome mixer tap, integrated Whirlpool washing machine and Zanussi dishwasher, freestanding Hotpoint oven and four ring gas hob with Neff extractor fan over, tiled splashback, cupboard housing Worcester Bosch Greenstar boiler, tiled flooring

First Floor

Landing

Stairs to second floor

Bedroom 2

4.89m into bay x 3.40m (16' 1" x 11' 2") Double glazed bay window to front, radiator

Bedroom 3

4.10m x 3.38m into alcove (13' 5" x 11' 1") Double glazed window to rear, radiator

Bedroom 4

2.71m x 1.97m (8' 11" x 6' 6") Double glazed oriel window to front, radiator, wood effect laminate flooring

Shower Room

2.69m x 1.94m (8' 10" x 6' 4") Double glazed window to rear, low level w.c., shower cubicle with laminate waterproof backing, chrome shower head, seat, ceramic sink and chrome mixer tap and cupboard/drawers beneath, part tiled walls, wood effect laminate flooring

Second Floor

Bedroom 1

4.79m x 3.01m into wardrobes (15' 9" x 9' 11") Double glazed window to rear, radiator, three double door built in wardrobes

En Suite Shower Room

1.84m x 1.76m (6' 0" x 5' 9") Double glazed window to rear, low level w.c., sink with mixer tap and cupboard beneath, shower enclosure with shower head (shower not working), cork flooring

Outside

Rear Garden

5.64m x 20.48m (18' 6" x 67' 2") Brick Pavior patio with steps down to level lawn and path to garage, cold water tap

Garage

4.32m x 2.94m (14' 2" x 9' 8") 4.32m x 2.94m (14' 2" x 9' 8") Approached via service road, glazed window and wooden door

Front Garden

Crazy paved driveway with off street parking for two cars, shrub border

Additional Information

Council Tax

London Borough of Bromley - Band F. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilites

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

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