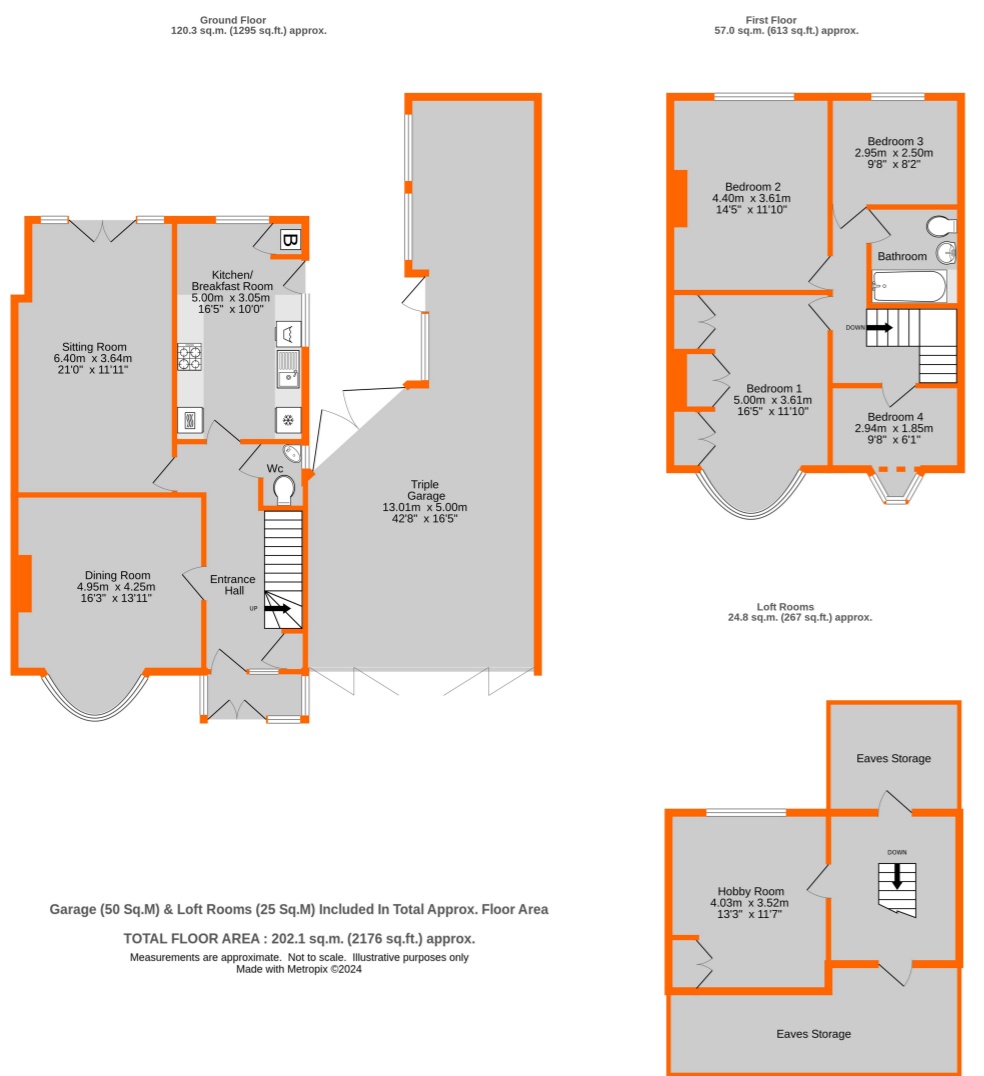




| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         | 79        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 53                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| 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

## 166 Wickham Way, Park Langley, Beckenham, Kent BR3 3AS

### Offers In Excess of £1,000,000 Freehold

- Wonderfully located semi detached house
- Some minor short term updating needed
- Extended sitting room and updated kitchen
- Beautiful rear garden with sunny aspect
- In vicinity of popular Langley Park Schools
- Great space and potential to extend STPP
- Ladder to loft with spacious hobby room
- Driveway parking and extensive garaging

**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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 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 166 Wickham Way, Park Langley, Beckenham, Kent BR3 3AS

Enjoying a delightful 37m (120ft) garden backing onto playing fields with a sunny south westerly aspect and easy access to the popular Langley Park Schools, a four bedroom semi detached house with attractive family living space and fantastic potential. The house offers good living accommodation with double glazed windows (as detailed) and could easily be enhanced with a handful of minor updates, including new flooring to complete the updated kitchen with breakfast area to the far end. Then, given time, there is great scope (subject to planning permission and other necessary consents) for a substantial side extension, additional rear extension or full loft conversion by adding a staircase to make use of the existing hobby room as an additional bedroom, at reasonable cost. The garaging beside this much loved family home sets it apart from others on the road and viewing is recommended to fully appreciate all it has to offer.

### Location

Wickham Way is one of the best residential roads in Beckenham with this property well located for the Langley Park Schools (Primary and Secondary for boys and girls) as well as Unicorn Primary. West Wickham station (trains to London Bridge, Charing Cross and Cannon Street, DLR connection at Lewisham) is at the top of Red Lodge Road and from Beckenham Junction there are trains to Victoria as well as trams to Croydon and Wimbledon. Popular local shops are found on Wickham Road by the Park Langley roundabout along with entrances to the beautiful Kelsey Park. Local sporting facilities include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd Leisure Club on Stanhope Grove.



### Ground Floor

#### Enclosed Porch

double doors, windows to front and side

#### Entrance Hall

5.25m max x 2.27m max (17'3 x 7'5) includes cupboard beneath stairs, coat cupboard, plate rail, leaded light colour stained window to porch beside front door

#### Cloakroom

wc with high level cistern, corner wash basin, wall tiling, window to side

#### Dining Room

4.95m max x 4.25m max (16'3 x 13'11) includes fireplace with marble hearth and living flame gas fire, plate rail, shaped radiator set into wide bay with double glazed windows to front

#### Extended Sitting Room

6.4m max x 3.64m max (21'0 x 11'11) includes brick fireplace with quarry tiled hearth, three radiators, double glazed windows beside and above doors to terrace

#### Kitchen/Breakfast Room

5m x 3.05m (16'5 x 10'0) base cupboards and deep pan drawers plus Zanussi integrated washing machine beneath wood block work surfaces, inset 1½ bowl single drainer sink with mixer tap, Bosch cooker hood above stainless steel 4-ring gas hob, built-in electric oven, wall tiling, eye level cupboards, tall cupboard beside large integrated fridge/freezer, double glazed bay window to side with deep sill, BREAKFAST AREA provides space for table, radiator, tall cupboard concealing modern Worcester gas fired boiler, double glazed window to rear and stable door to side

### First Floor

#### L-Shaped Landing

3.99m max x 2.94m max (13'1 x 9'8) includes stairs, colour stained leaded light window to side above stairs, hatch with pull down ladder to loft - See Below

#### Bedroom 1

5m x 3.61m max (16'5 x 11'10) includes bespoke central fitted wardrobes with base drawers plus further wardrobe to one side extending into original wardrobe recess and matching airing cupboard, shaped radiator set into wide bay with double glazed windows to front

#### Bedroom 2

4.4m x 3.61m max (14'5 x 11'10) radiator, double glazed window to rear

#### Bedroom 3

2.95m x 2.5m (9'8 x 8'2) radiator, double glazed window to rear

#### Bedroom 4

2.94m x 1.85m (9'8 x 6'1) shelves, radiator, double glazed bay window to front with deep sill

#### Bathroom

2.14m x 1.9m (7'0 x 6'3) large white panelled bath with mixer tap and shower attachment having hinged screen over, low level wc, wash basin recessed into base unit with cupboard beneath, wall tiling above bath and panelling to remaining walls, heated towel rail incorporating radiator, double glazed window to side

#### Roof Space

#### Loft

accessed via pull down ladder from landing to area with boarded floor, cold water tank, doors to eaves storage at front and rear plus full height door to Hobby Room

### Hobby Room

4.03m x 3.52m (13'3 x 11'7) includes wardrobe beside recess with work bench, radiator beneath double glazed window to rear

### Outside

#### Front Garden

area of lawn and borders beside brick paved driveway providing parking for several cars, path to front door, covered area in front of garage

#### Triple Garage

front portion 5.89m x 5m max (19'4 x 16'5) with two sets of bi-fold doors from drive, light and power, angled double doors to rear accessing area beside house and terrace, open to additional rear area 7.12m x 2.93m max (23'4 x 9'7) with work bench, shelves, windows to side

#### Rear Garden

about 37m x 12.25m (120ft x 40ft) enjoys best of the afternoon sunshine with south westerly aspect, paved terrace extending beside house with outside tap and doors to garage, steps from terrace to main garden area laid to lawn with established trees and shrubs, brick built gazebo to far end, greenhouse and two sheds requiring repair, additional brick built shed with power point beside terrace (to rear of garage)

### Additional Information

#### Council Tax

London Borough of Bromley - Band F