





146 Wickham Way, Park Langley, Beckenham BR3 3AR

Extended semi detached house in first class location near the popular Langley Park Schools. Comprehensively modernised in 2012 with ground floor extension to the front and side providing a new garage of decent proportions and an exceptionally generous utility room beside the impressive open plan kitchen/dining room. This offers a fabulous family living space with distinct dining area and lovely views over the large (41m/135ft) rear garden with south westerly aspect backing onto playing fields. The stairs to the first floor have been turned to facilitate easy access to the loft conversion with large rear dormer offering a fabulous main bedroom with walk-in wardrobe and en suite. Presented to a good standard and with all the work completed to enhance this property, buyers can move in and enjoy all it has to offer in terms of generous accommodation with double glazing, recently installed plantation shutters, updated heating system, beautiful garden with extensive terrace and bonded gravel driveway, all in a wonderful location.

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 about 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

Entrance Hall

3.4m max x 2.42m max (11'2 x 7'11) includes cupboard beneath stairs, oak flooring, covered radiator

Cloakroom

1.25m x 1.1m (4'1 x 3'7) white low level wc, wash basin with cupboard beneath, oak flooring

Sitting Room

4.91m max into bay x 4.11m (16'1 x 13'6) includes contemporary electric flame effect fire with fitted base units beside chimney breast, oak flooring, shaped radiator set into wide bay with double glazed windows to front having plantation shutters

Kitchen/Dining Room

6.65m x 4.92m (21'10 x 16'2) with tiled floor having underfloor heating, DINING AREA 4.92m x 2.64 (16'2 x 8'8) with double glazed doors to garden, open plan fitted KITCHEN 5.35m max x 4.24 max (17'7 x 13'11) with base cupboards and large drawers plus Siemens integrated dishwasher beneath granite work surfaces including island unit extending to breakfast bar having inset Caple 5-burner gas hob and rising extractor, 1½ bowl stainless steel sink with mixer tap and Quooker boiling water tap, full height cupboards beside pair of integrated upright fridge/freezers, Siemens integrated electric oven, combination microwave and warming drawer, wall cupboards, ceiling speakers, wide bay with full height double glazed windows and doors to terrace

Large Utility Room

3.83m x 3.37m (12'7 x 11'1) base cupboards with water softener, integrated washing machine and fridge beneath L-shaped work surface, 1½ bowl single drainer stainless steel sink with mixer tap, wall tiling, eye level cupboards and built in microwave, tiled floor, radiator, wall cupboard concealing Worcester gas boiler, double glazed window and door to garden plus double glazed Velux window



First Floor

Landing

3.09m x 2.49m (10'2 x 8'2) includes stairs to top floor, radiator, double glazed bay window to front, additional area leading to bedrooms

Bedroom 2

5m max into bay x 4.08m max (16'5 x 13'5) includes fitted wardrobes, shaped radiator set into wide bay with double glazed windows to front having plantation shutters

Bedroom 3

4.42m x 3.62m (14'6 x 11'11) includes fitted wardrobes, radiator beneath double glazed window to rear with plantation shutters

Bedroom 4

2.96m x 2.69m (9'9 x 8'10) radiator, double glazed bay window to rear with deep sill and plantation shutters

Family Bathroom

2.44m x 1.86m (8'0 x 6'1) large white panelled bath with built in shower and three part hinged screen over, low level wc and wash basin with drawer beneath, tiled walls, chrome heated towel rail, wall cupboard, tiled floor with underfloor heating, double glazed window to side

Second/Top Floor

Small Landing

double glazed Velux window above stairs

Bedroom 1

5.45m max x 5.1m max (17'11 x 16'9) includes WALK IN WARDROBE with hanging rail, shelves and drawers, BEDROOM has door accessing eaves storage to front, radiator, ceiling speakers, two double glazed Velux windows, double glazed window to rear having plantation shutters



En Suite Shower Room

2.82m x 1.91m (9'3 x 6'3) large walk in shower with glazed screen, low level wc and twin wash basins set on suspended unit with drawers, tiled walls, heated towel rail, tiled floor with underfloor heating, double glazed window to rear with plantation shutters

Outside

Front Garden

deep well stocked border, extensive resin bonded driveway extending to porch with large bin cupboard to one side

Oversized Garage

5.92m x 3.45m (19'5 x 11'4) electric roller shutter door, light and power, water tap, Megaflo pressurised hot water cylinder and data cabinet with Sonos system powering ceiling speakers in kitchen and main bedroom

Rear Garden

41m x 10.6m (13ft x 35ft) enjoying the best of the afternoon sunshine with playing fields beyond rear boundary, extensive paved terrace with outside lights, water tap and external power points, steps to lawn and established borders all well maintained, greenhouse, large timber shed 2.9m x 2.3m (9'6 x 7'6) with light and power and timber gazebo/zen den 4m x 2.7m (13'0 x 8'10) with paved floor

Additional Information

Council Tax

London Borough of Bromley band - F  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit  
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