

27 Overhill Way, Park Langley, Beckenham BR3 6SN

Handsome semi detached house with NO ONWARD CHAIN, in great location close to Langley Park Schools with delightful accommodation presented to immaculate standard with potential to make further updates over time. Spacious kitchen/breakfast room with Rencraft hand built oak units, quality appliances and generous breakfast area with views over garden as well as separate utility room. Extended 6.7m (22ft) sitting room with doors to 53m (174ft) garden with south westerly aspect. THREE GENEROUS DOUBLE BEDROOMS, spacious bathroom and separate WC plus downstairs cloakroom. Attractive double glazed windows installed July 2017 to replicate wooden frames and staircase re-clad in oak with matching banisters. A delightful family home with integral garage or loft conversion offering scope for additional living space, subject to planning permission and other necessary consents.

Location

Overhill Way runs between Brabourne Rise and Bushey Way and is a sought after location with local Schools including Highfield and Unicorn Primary Schools as well as Langley Park Primary and Secondary Schools. Shops can be found at the top corner of Westmoreland Road or on Wickham Road, by the Park Langley roundabout. Stations in the vicinity include West Wickham, Bromley South, Eden Park and Shortlands, all about a mile away. Beckenham Junction is about a mile and a half away and from here there are also trams to Croydon and Wimbledon. Local recreational facilities include Kelsey Park, South Hill Woods, Langley Park Golf Course and Park Langley Tennis Club.



Ground Floor

Entrance Lobby

2.22m x 1.29m (7'3 x 4'3) double glazed windows to front and side, radiator

Dining Room

3.96m x 2.89m (13'0 x 9'6) plus arched display recess to one corner and recess with built in dresser having base cupboard with inset drawer and display cabinet above, original oak strip flooring, radiator, double glazed windows to front and side

Hall

2.42m x 1.84m (7'11 x 6'0) open to dining room with continuation of oak strip flooring and carpeted area by door to kitchen, attractive oak staircase

Cloakroom

white low level wc, wash basin with mixer tap, radiator, cupboard beneath stairs, double glazed window to side

Kitchen/Breakfast Room

6.74m max x 2.61m max (22'1 x 8'7) well appointed KITCHEN with good range of base cupboards and drawers including deep pan drawers beneath work surfaces, inset 1½ bowl single drainer sink with mixer tap, Neff cooker hood above Neff 4-burner gas hob, two built in Neff electric ovens, Panasonic upright fridge/freezer, Miele dishwasher, double display cabinet to wall plus additional shelving and plate racks, large larder cupboard, colour matched glass splashbacks, double glazed window to side, Karndean flooring extending to BREAKFAST AREA with additional base cupboard and drawer beneath oak surface, radiator, ample space for table and chairs, double glazed window to rear

Utility Room

3.13m max x 0.94m max (10'3 x 3'1) work surface with inset sink and mixer tap having double cupboard beneath, Worcester wall mounted gas boiler, additional work surface with Miele washing machine beneath and wall cupboard above, Karndean flooring, double glazed door to side

Large Sitting Room

6.74m x 3.77m max (22'1 x 12'4) marble fireplace with detailed surround, two radiators, double glazed windows and doors to terrace and garden

First Floor

Landing

3.46m x 2.71m (11'4 x 8'11) includes stairs, original secondary glazed colour stained window to side, hatch to loft with full height shallow wall cupboard concealing ladder

Bedroom 1

4.26m x 3.95m (14'0 x 13'0) includes pair of built in double wardrobes with locker storage above, radiator, double glazed windows to front and both sides

Bedroom 2

4.22m x 3.91m (13'10 x 12'10) includes built in double wardrobe, matching base unit with drawers and shelves and desk top, picture rail, radiator, double glazed window to rear

Bedroom 3

3.86m x 2.59m (12'8 x 8'6) plus recess by door, includes fitted double wardrobe with mirrored sliding doors, radiator, picture rail, double glazed window to front

Spacious Bathroom

2.61m x 2.4m (8'7 x 7'10) white panelled bath with built in shower over, wash basin, bidet, wall tiling with mirrors above bath, shaver point, radiator, airing cupboard with insulated hot water cylinder, double glazed window to side

Separate WC

low level suite, double glazed window to side

Outside

Front Garden

deep border with shrubs beside paved driveway and path extending to side access with gate set into brick arched wall

Garage

5.05m x 2.59m (16'7 x 8'6) hinged doors, gas and electricity meters plus updated consumer unit, light and power, wall cupboards and base units

Rear Garden

about 53m (174ft) paved terrace with doors from the sitting room and steps to additional terraced area and main garden laid to lawn with well stocked borders, established oak trees towards far end plus two timber sheds and paved paths surrounding space previously occupied by greenhouse and original vegetable beds, side access with with new replacement fencing to side boundary, outside light by door from utility room and water tap

Additional Information

Council Tax

London Borough of Bromley - Band F
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

