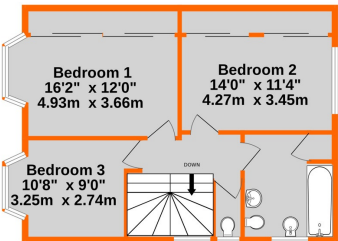
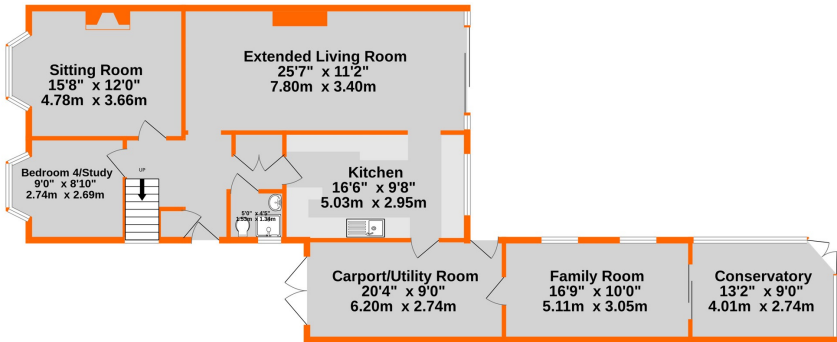


GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1901sq.ft. (176.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment with our Park Langley Office - 020 8658 5588

51 Overhill Way, Beckenham, Park Langley BR3 6SN

£875,000 Freehold

- Ideal for popular Langley Schools
- Full width ground floor extension
- 46m/150ft south-westerly garden
- Sitting room and large living room
- Attractive semi-detached house
- Extra room leading to conservatory
- Three bedrooms on first floor
- Ground floor study/bedroom 4

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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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51 Overhill Way, Beckenham, Park Langley BR3 6SN

Semi detached house with pitched roof providing possible scope for loft conversion, in popular location with excellent local schools including Langley, Unicorn and Highfield. Full width ground floor rear extension providing large living room with opening to kitchen/breakfast room plus attractive sitting room and study/bedroom 4. Enclosed carport provides utility space, accessed from kitchen, with additional family room (would make a great office) and conservatory beyond. Downstairs shower/cloakroom plus family bathroom and separate wc off landing. A great family home with scope to modernise kitchen and bathrooms.

Location

Overhill Way runs between Brabourne Rise and Bushey Way with comparatively little passing traffic. Local shops will be found at the top corner of Westmoreland Road or by the Park Langley roundabout with a new Tesco Metro in additions to shops on Wickham Road. West Wickham station is about three quarters of a mile away whilst Bromley High Street is approximately a mile and a half away with The Glades shopping centre and Bromley South station. Beckenham High Street is just over a mile away and from Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon.



Ground Floor

Entrance Hall

3.96m max x 2.87m max (13'0 x 9'5) wood finish flooring, understairs cupboard, shallow cupboard with mirrored folding door, radiator, secondary glazed window with stained glass above stairs

Shower/Cloakroom

1.52mx 1.35m (5'0 x 4'5) white shower tray with Aqualisa controls, low level wc, wash basin with mixer tap having cupboard beneath, tiled walls, radiator, wall light/shaver point, double glazed window to side

Sitting Room

4.78m max x 3.66m max (15'8 x 12'0) granite fireplace surround with electric fire, wall light points, radiator set into bay with double glazed windows to front

Study/Bedroom 4

2.74m x 2.69m (9'0 x 8'10) radiator beneath double glazed bay window to front with deep sill

Extended Living Room

7.80m x 3.40m (25'7 x 11'2) SITTING AREA with granite fireplace surround and electric fire, radiator, wall light points, DINING AREA with radiator, archway to kitchen, windows beside double glazed sliding doors to rear garden

Kitchen

5.03m max x 2.95m (16'6 x 9'8) base cupboards and drawers beneath work surfaces and breakfast bar with radiator beneath, cooker hood above electric cooker with ceramic hob, fridge/freezer, dishwasher, space for washing machine, wall tiling, eye level units and display shelving, glazed door from entrance hall, double glazed windows to side and rear plus glazed door to enclosed car port/utility room

Family Room

5.11m x 3.05m max (16'9 x 10'0) ceramic floor tiling, accessed from car port/utility, double glazed windows to side, double sliding doors to

Conservatory

4.01m x 2.74m (13'2 x 9'0) tiled floor, electric wall heater, double glazed with windows and double doors to garden

First Floor

Landing

3.20m x 2.97m max (10'6 x 9'9) include stairs, hatch to loft, secondary glazed stained glass window to side

Bedroom 1

4.93m max x 3.66m max (16'2 x 12'0) includes range of fitted wardrobes with sliding doors incorporating mirrors, wall light points, two radiators, wide bay with double glazed windows to front

Bedroom 2

4.27m x 3.45m max (14'0 x 11'4) includes range of fitted wardrobes with sliding doors, radiator beneath double glazed window to rear

Bedroom 3

3.25m max x 2.74m (10'8 x 9'0) includes recess by door, radiator, double glazed window to front

Family Bathroom

2.95m x 2.54m (9'8 x 8'4) panelled bath with mixer tap having separate Aqualisa shower over, low level wc, bidet, high level cupboard and mirror above wash basin with mixer tap having cupboard beneath, built-in cupboard housing hot water cylinder with immersion, wall mounted Potterton Suprima boiler for central heating, chrome heated towel rail, downlights, tiled floor, tiled walls, double glazed window to side

Separate WC

1.63m x 0.81m (5'4 x 2'8) low level wc, matching wash basin recessed with glass shelf and mirror, wall light with shaver point, radiator, tiled walls, double glazed window to side

Outside

Front Garden

brick paved driveway, area of lawn

Car Port/Utility

6.20m x 2.74m max (20'4 x 9'0) plus recess by glazed door to garden, enclosed via wood double doors from front driveway, water tap, power and light

Rear Garden

about 46m x 9m (150ft x 30ft) full width paved terrace with lighting, mainly laid to lawn, well stocked with flowers, shrubs and fruit trees, two timber sheds to far end

Additional Information

Council Tax

London Borough of Bromley band F

