



Wickham Way, Beckenham, BR3 3AS

£1,200,000 Freehold

Three double bedroom detached house on a large plot in Park Langley with planning permission granted (for five Beds three bath), large West facing garden and ample off street parking. Situated in a sought after road with guaranteed catchment to Langley Schools the property is ideal for a family looking to build their long term family home. Well proportioned rooms include lounge, 26'9 x 13'5 lounge/diner, fitted kitchen cloakroom, three double bedrooms, family bathroom and separate WC. There is a detached garage to side and 140' x 45' West facing secluded rear garden overlooking playing fields. PDFs of the plans are available on request.

PORCH

Double glazed porch.

ENTRANCE HALL 16'6 x 8'11 (5.03m x 2.72m)



Hardwood front door with opaque glazed insert and opaque lead light windows either side leads into entrance hall. Plate rail, coving, radiator, under stair and cloaks cupboards.

CLOAKROOM

Opaque double glazed window to side, white ladder towel warmer, tiled floor and fully tiled walls. Vanity wash hand basin on unit with mono bloc mixer tap and storage below.

LOUNGE 16'2 x 13'5 (4.93m x 4.09m)



Double glazed lead light bay window to front, coving and radiator. Walls lights, gas feature fireplace with coal and pebble effect fire and stripped wood flooring.

LOUNGE/DINER 26'9 x 13'5 (8.15m x 4.09m)



Two opaque lead light Oriel windows and high level double glazed window to side, double glazed windows to rear and double glazed French doors to side leading to garden. Coving, three radiators and wall lights.

FITTED KITCHEN 11'10 x 11'3 (3.61m x 3.43m)



Double glazed windows to rear and double glazed door to side. Range of wooden wall and base units with work surfaces over and local tiling, 1.5 bowl stainless steel sink with mixer tap and drainer, integrated Hotpoint double electric over, four ring brushed steel hob with extractor hood over. Space and plumbing for washing machine and dishwasher, space for American style fridge freezer and tile effect vinyl flooring.

LANDING 18'8 x 9' (max) (5.69m x 2.74m (max))

Opaque double glazed lead light window to side and double glazed lead light window to front. Airing cupboard and loft access hatch.

BEDROOM ONE 16'3 x 13'5 (into bay) (4.95m x 4.09m (into bay))



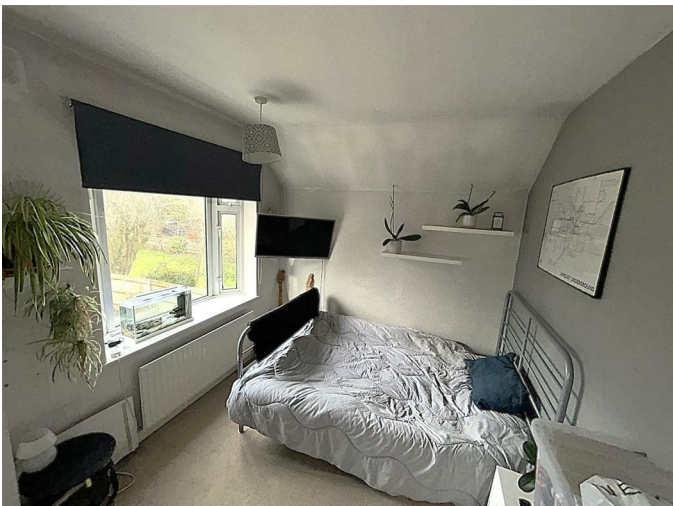
Double glazed lead light window to front, coving and radiator.

BEDROOM TWO 17'8 x 13'4 (into bay) (5.38m x 4.06m (into bay))



Double glazed bay window to rear, coving, two radiators and stripped wood floor.

BEDROOM THREE 12'2 x 9' (3.71m x 2.74m)



Double glazed bay window to rear and radiator.

FAMILY BATHROOM 8' x 7'6 (2.44m x 2.29m)



Opaque double glazed window to side, radiator, fully tiled walls and wood effect vinyl flooring. Panel bath with mono bloc mixer tap and wand, corner shower cubicle with wall mounted controls and wash hand basin on vanity unit with mono bloc mixer tap and mirror with light above.

SEPARATE WC

Opaque double glazed window to side and low level WC.

REAR GARDEN 140' x 45' (42.67m x 13.72m)



Spacious rear garden with a Westerly aspect large patio area leads to laid lawn with mature tree and shrub borders, two ponds, side access gate, outside light and tap.

DETACHED GARAGE 22' x 8'8 (6.71m x 2.64m)

Up and over door to front and greenhouse to rear, power and light.

FRONTAGE 45' x 40' (13.72m x 12.19m)



Paved driveway providing off street parking for several cars with laid lawn area to side.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 145sqm (Approx 1561sqft)

COUNCIL TAX BAND 'G'

Floor Plan

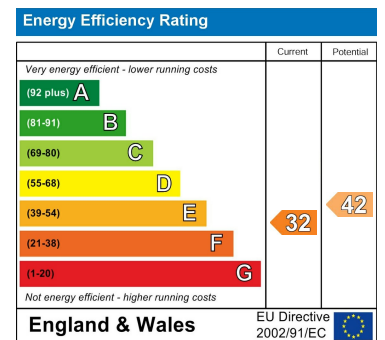


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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