



83 Langley Way
West Wickham, BR4 0DJ

£625,000 Freehold EPC: Band D

 **Maguire Baylis**



GUIDE PRICE £625,000 – £650,000 Maguire Baylis are delighted to present to the market this chain-free, extended three-bedroom end-of-terrace family home, ideally situated on the popular Langley Way in West Wickham.

Offering spacious and versatile accommodation, the property provides an excellent opportunity for families seeking a comfortable home with further potential to personalise and enhance. The ground floor comprises a welcoming reception room, separate dining area, convenient cloakroom, conservatory and a well-appointed kitchen with direct access to the rear garden.

Upstairs are three well-proportioned bedrooms and a family bathroom, offering flexible accommodation for family living, guests or working from home.

Externally, the property's end-of-terrace position provides additional privacy and natural light. The generous rear garden offers an ideal space for entertaining, relaxing and family activities, while the detached garage provides useful storage and parking. There is also excellent potential for further improvement or extension, subject to the necessary planning permissions.

The property is conveniently positioned for the amenities of West Wickham and Hayes, including local shops, schools, transport links and green spaces. The area is particularly popular with families and offers a well-established residential setting.

Combining generous accommodation, a good-sized garden, detached garage and exciting future potential, this is an excellent opportunity to create a superb long-term family home. Offered chain free, early viewing is highly recommended.



- CHARMING THREE BEDROOM END OF TERRACE HOUSE
- ATTRACTIVE AND EXTENDED TO CREATE A LARGE FAMILY HOME
- POTENTIAL TO EXTEND FURTHER STPP
- LARGE BEAUTIFULLY MAINTAINED REAR AND FRONT GARDENS
- DETACHED GARAGE AT THE REAR
- CATCHMENT FOR EXCELLENT LOCAL SCHOOLS INCLUDING LANGLEY
- WALKING DISTANCE TO WEST WICKHAM STATION
- CLOSE TO WEST WICKHAM AND HAYES AMMENITIES
- CHAIN FREE



Langley Way BR4

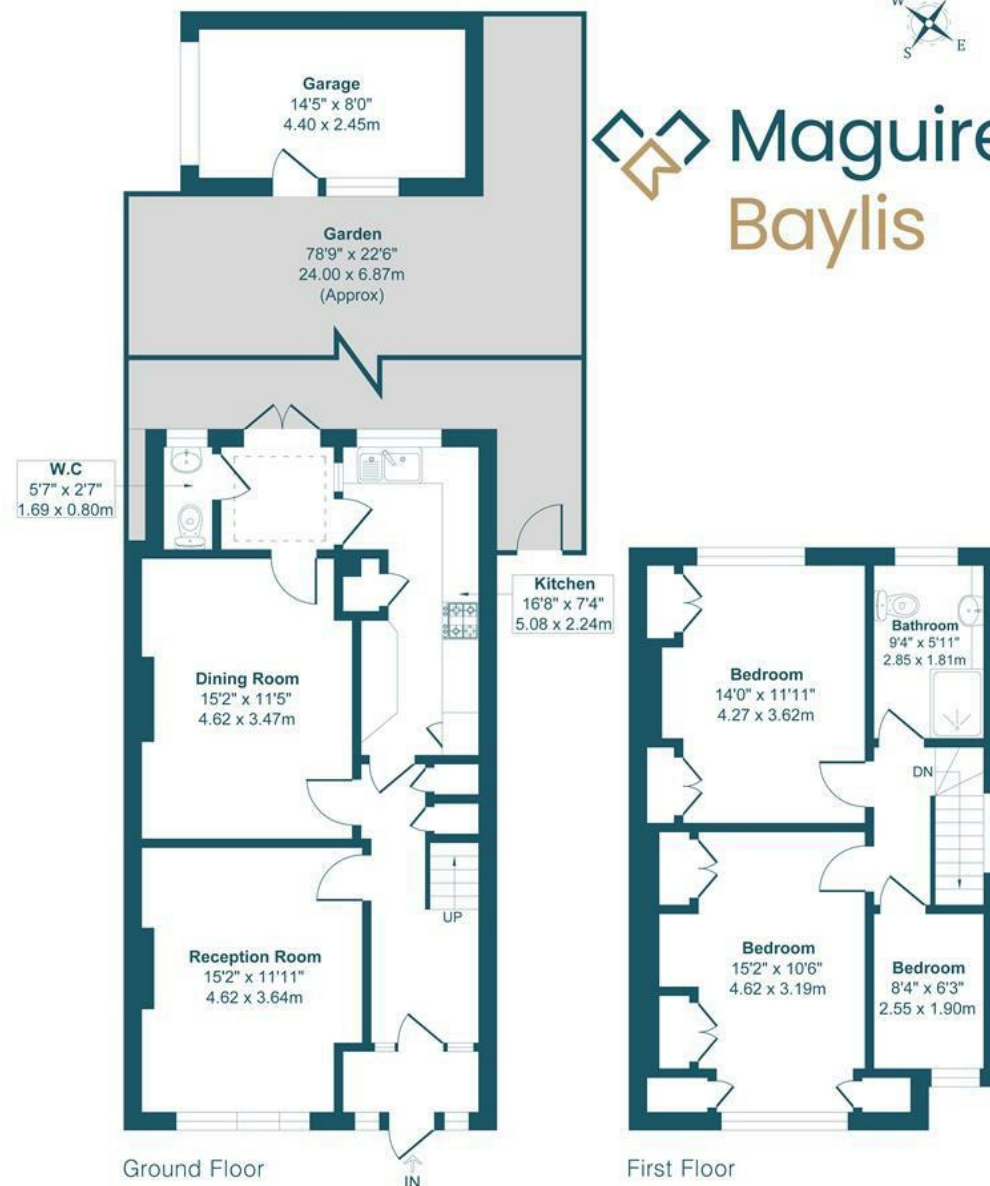
Approximate Gross Internal Area = 1180 sq ft / 109.6 sq m

Garage = 116 sq ft / 10.7 sq m

Total = 1296 sq ft / 120.3 sq m



 **Maguire**
Baylis



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planix



LOCATION

///rather.rested.kept

COUNCIL TAX

London borough of Bromley council tax band - E



Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

Tel:

www.maguirebaylis.com



Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.