

Sinclair  Hammelton



OFFERS IN EXCESS OF

**£500,000**

**Langley Way**

, BR4 0DW

## PROPERTY SUMMARY

Three bedroom end of terrace home - in need of modernisation throughout - huge potential to extend STPP - off street parking and detached garage - situated in a popular residential road - walking distance to both Hayes and West Wickham stations and high streets - EPC - E

West Wickham is a vibrant suburb absorbed into the London Borough of Bromley consisting of retail outlets, pubs, restaurants, several parks and primarily 1930s housing. There are four primary schools including Oak Lodge, Wickham Common, Pickhurst and Hawes Down, and two private schools; St David's College and Wickham Court. Secondary schools (Ravens Wood, Langley Boys, Langley Girls and Hayes) are in neighbouring Keston, Beckenham and Hayes.

3



1



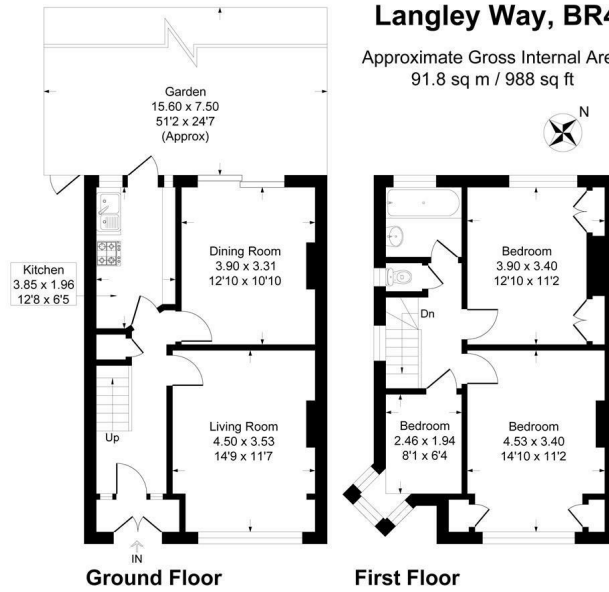
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## Langley Way, BR4

Approximate Gross Internal Area  
91.8 sq m / 988 sq ft



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 Planpix

3  
1  
2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC RATING:**      **COUNCIL TAX BAND:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

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