



83 Langley Way  
West Wickham, BR4 0DJ

**£675,000 Freehold EPC: Band D**

 **Maguire Baylis**



Maguire Baylis are proud to offer to the market this chain free extended three bedroom end of terrace house situated on the popular Langley Way in West Wickham. This attractive house offers spacious and versatile accommodation, making it an ideal family home.

The ground floor provides a welcoming reception room, a separate dining area, cloakroom and a well-appointed kitchen with access to the rear garden. Upstairs are three well-proportioned bedrooms together with a family bathroom.

As an end-of-terrace property, the house benefits from additional privacy and natural light, while outside there is a generous rear garden providing an excellent space for entertaining, relaxing and family use and a detached garage. The property also offers potential for further improvement or extension, subject to the necessary planning permissions.

Located within easy reach of West Wickham and Hayes, the property is well positioned for a range of local amenities, shops, schools and transport links. The area is particularly popular with families, with a number of well-regarded local schools nearby.

- THREE BEDROOM END OF TERRACE HOUSE
- ATTRACTIVE AND EXTENDED
- POTENTIAL TO EXTEND FURTHER STPP
- LARGE GARDEN
- DETACHED GARAGE AT THE REAR
- CATCHMENT FOR EXCELLENT LOCAL SCHOOLS
- WALKING DISTANCE TO WEST WICKHAM STATION
- CLOSE TO WEST WICKHAM AND HAYES AMMENITIES
- CHAIN FREE





## Langley Way BR4

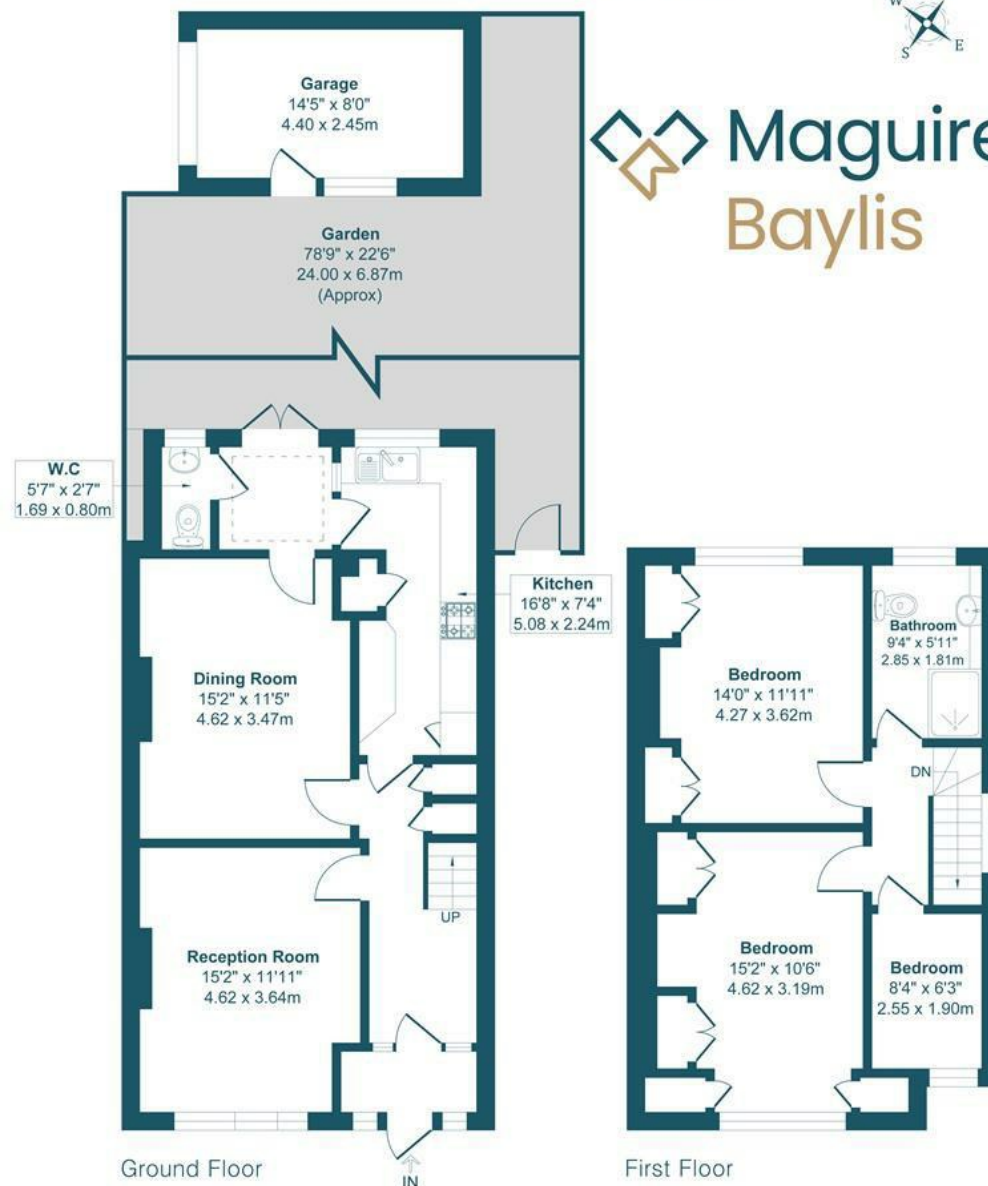
Approximate Gross Internal Area = 1180 sq ft / 109.6 sq m

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 Planpix



## LOCATION

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## 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](http://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.