



Integral Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 160.7 sq.m. (1730 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Park Langley Office - 020 8658 5588

32 Whitstone Lane, Langley Waterside, Beckenham BR3 3FZ
£795,000 Freehold

- Offered to the market 'Chain Free'
- Beautifully decorated and presented
- Four bedrooms and three bathrooms
- Low maintenance landscaped garden
- Sought after gated development
- Parking and garage with utility area
- Sitting room with doors to balcony
- Immaculate kitchen/breakfast room

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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32 Whitstone Lane, Langley Waterside, Beckenham BR3 3FZ

The desire and delight of a townhouse is how much space is on offer over three floors, and in the sought after Langley Waterside gated development, this home is no different. Beautifully presented and decorated, there are three reception areas with the breakfast end of the immaculate kitchen, conservatory with views over the maintenance free rear garden, having paved terrace and artificial lawn, plus the sitting room with decked balcony to the front. En suites to both bedrooms one and two, with a lovely family bathroom to service the remaining two bedrooms. With 24 hour manned security and manicured communal grounds, Langley Waterside sits within a short distance from great schools and transport links.

Location

Langley Waterside is a popular development with a gated entrance off South Eden Park Road, manned 24 hours a day. Within the development is a large lake encircled by a footpath and this adjoins a nature reserve to the south-west (not part of the development). Each property pays a service charge to the appointed Management Company for the running and upkeep of the development. The popular Langley Park Secondary Schools and Unicorn Primary School are in the vicinity along with Eden Park station (trains to London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham). Both West Wickham and Beckenham Town Centres are about a mile away.



Ground Floor

Entrance Hall

6.9m x 2.26m max (22'8 x 7'5) to include cupboard beneath stairs and double coat cupboard, covered radiator, hardwood floor, door to garage, double glazed window above front door

Cloakroom

2.04m x 1.02m (6'8 x 3'4) white low level wc, pedestal wash basin with mixer tap, covered radiator, hardwood floor, downlight and extractor

Kitchen/Breakfast Room

4.81m x 3.78m (15'9 x 12'5) ample base cupboards and drawers plus matching eye level units, full height cupboard beside integrated fridge and freezer, stainless steel Bosch electric oven and grill, stainless steel extractor hood above Bosch 4-ring gas hob, dishwasher, work surface incorporating drainer for 1½ bowl stainless steel sink with mixer tap, wall tiling, downlights, tiled floor, double glazed window to rear, large space for table, radiator, double doors to conservatory

Conservatory

3.6m x 2.36m (11'10 x 7'9) tiled floor, electric heater, double glazed with windows to rear and side plus double doors to garden

First Floor

Landing

3.46m x 2.39m max (11'4 x 7'10) to include stairs to second floor, radiator

Sitting Room

4.85m max x 4.68m max (15'11 x 15'4) feature limestone fireplace with fitted gas fire, two radiators, two sets of double glazed doors with plantation shutters to Balcony

Balcony

4.98m x 0.9m (16'4 x 3'0) decked floor, wrought iron railings, outside light

Bedroom 1

4.83m x 3.67m (15'10 x 12'0) to include built in wardrobes and recess for further dresser (currently used as study area), radiators beneath double glazed windows beside double glazed doors to Juliet balcony overlooking garden

En Suite Shower Room

2.33m max x 1.99m max (7'8 x 6'6) large tiled shower cubicle with glazed sliding door, white wall mounted wash basin with mixer tap, low level wc with concealed cistern, large mirror incorporating LED lighting, shaver point, Amtico floor, extractor fan and downlights

Second/Top Floor

Top Landing

3.97m max x 2.09m max (13'0 x 6'10) trap to loft with retractable ladder, airing cupboard housing Tempest pressurised hot water cylinder

Bedroom 2

4.84m max x 3.67m max (15'11 x 12'0) includes built in wardrobes, two radiators beneath double glazed windows with plantation shutters beside double doors to Juliet balcony overlooking garden

Second En Suite

2.29m max x 1.66m max (7'6 x 5'5) white low level wc with concealed cistern and wall mounted wash basin with mixer tap, large tiled shower cubicle with sliding door, wall tiling, Amtico floor, shaver point, radiator, extractor fan and downlight

Bedroom 3

3.79m x 2.63m (12'5 x 8'8) radiator beneath double glazed window to front with plantation shutters

Bedroom 4

3.22m max x 2.11m max (10'7 x 6'11) radiator beneath double glazed window to front with plantation shutters

Family Bathroom

2.62m x 1.95m max (8'7 x 6'5) white low level wc with concealed cistern, wall mounted wash basin with mixer tap, panelled bath with mixer tap and shower attachment, wall tiling, Amtico floor, radiator, shaver point, extractor fan, downlights

Outside

Front Garden

double width driveway

Garage

6.92m max x 2.66m max (22'8 x 8'9) door from hall, work surface with space beneath for washing machine and tumble dryer beside built in cupboard, electric meter, power, light, up and over door to front

Rear Garden

11.2m max x 5.0m max (36'9 x 16'5) L-shaped paved terrace with light and water tap, main section of low maintenance garden with raised planters and artificial lawn

Additional Information

Maintenance

Half yearly charge from 1 January 2025 - Estate Reserve £127.79 + Service Charge £1,202.50 (Giving projected yearly charge of circa £2660.58) paid to Crabtree Property Management

Council Tax

London Borough of Bromley - Band F
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
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