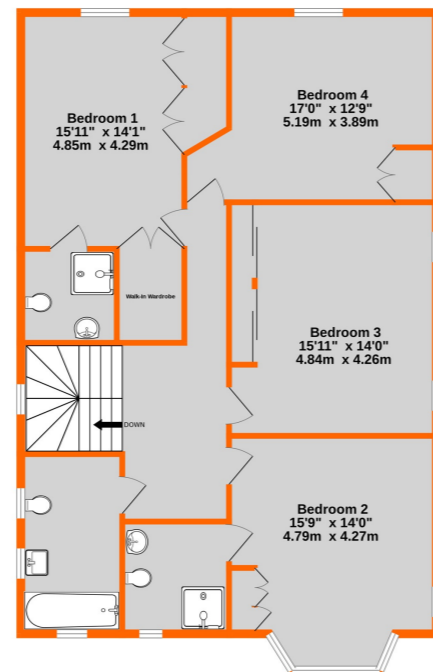
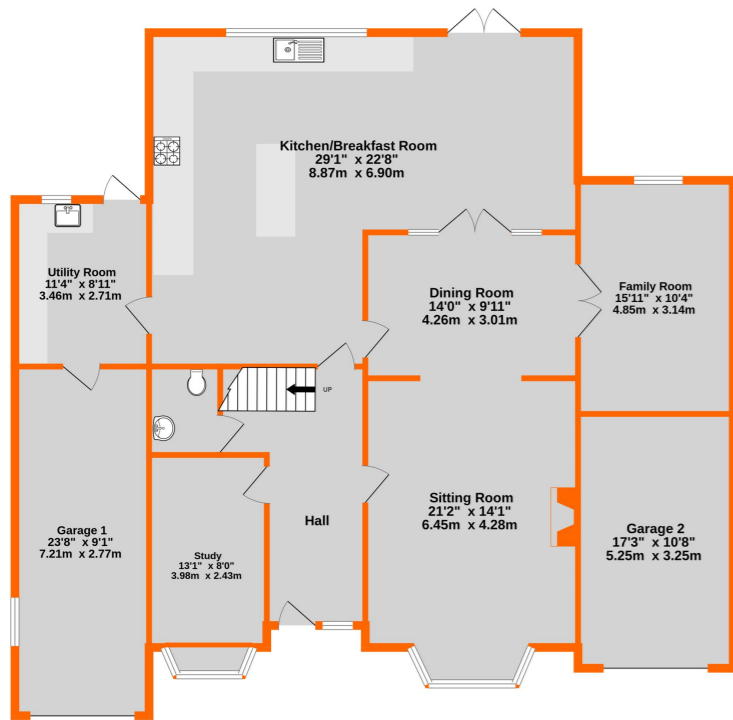


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR

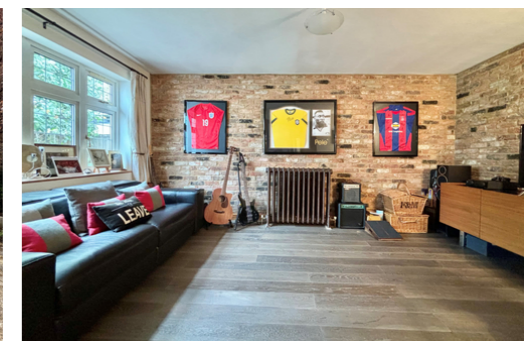


TOTAL FLOOR AREA : 3320sq.ft. (308.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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Viewing by appointment with our Park Langley Office - 020 8658 5588

55 Whitecroft Way, Park Langley, Beckenham BR3 3AQ

£1,650,000 Freehold

- Sought after Conservation Area location
- Large plot with in-and-out driveway
- Four generous double bedrooms
- Five reception areas to ground floor
- Attractive double fronted detached house
- Beautiful garden and two garages
- Two en suites plus re-appointed bathroom
- Over 308sqm/3300sqft of accommodation

55 Whitecroft Way, Park Langley, Beckenham BR3 3AQ

An exciting prospect for the growing family, this handsome double fronted Park Langley home provides a generous footprint following extension works between 2001-2005 which include a double storey rear extension plus further ground floor additions behind the garages, situated either side of the house. The current owners take advantage of the plentiful space, utilising two of the five reception areas as studies. The first floor offers four particularly spacious bedrooms which is a key feature and, should one desire, bedroom 3 could easily be split into two good size rooms. There are also bathroom spaces to match with two en suite shower rooms and a re-appointed family bathroom. The in-and-out driveway gives a wonderful first impression to show off the width of the plot and the rear garden is beautifully landscaped.

Location

Whitecroft Way is one of the best locations in the highly sought after Park Langley Conservation Area and this property is situated between Malmaison Way and Wickham Way. The popular Langley Park Secondary Schools and Primary School are in the vicinity as well as Unicorn Primary School. The Park Langley shops, on Wickham Road, along with a Tesco Express and Majestic Wine by the roundabout, are about a quarter of a mile away along with an entrance to Kelsey Park. The property is convenient for three mainline stations to London and Bromley High Street is about a mile away. Langley Park Golf Club and Park Langley Tennis Club are both popular local sporting facilities.



Ground Floor

Entrance Hall

5.34m x 3m max (17' 6" x 9' 10") to include recess beside staircase with cupboard beneath, attractive wood panelling, ceramic floor tiling, column radiator, hardwood front door with glazed inserts and matching leaded light window beside

Cloakroom

1.82m max x 1.46m (6' 0" x 4' 9") white low level wc having concealed cistern, wash basin with mixer tap set onto vanity surface, column radiator incorporating heated towel rail, large inset wall mirror, matching wall and floor tiling, extractor fan

Study

3.98m x 2.43m (13' 1" x 8' 0") column radiator beneath double glazed window to front with deep sill

Sitting Room

6.45m max x 4.28m (21' 2" x 14' 1") cast iron fireplace with wood mantle and surround having fitted gas fire, wall panelling beneath dado rail, wood finish floor, column radiator set into bay with double glazed window to front, large opening to

Dining Room

4.26m x 3.01m (14' 0" x 9' 11") wood finish floor, two column radiators either side of glazed folding doors to kitchen/breakfast room, wood panelling beneath dado rail, glazed double doors to

Family Room

4.85m x 3.14m (15' 11" x 10' 4") wood finish floor, column radiator, feature exposed brickwork to two walls, double glazed window to rear

Impressive Kitchen/Breakfast Room

8.87m max x 6.9m max (29' 1" x 22' 8") L-shaped with KITCHEN AREA having white gloss fronted base cupboards and drawers plus matching eye level units, work surface with matching upstand, inset ceramic 1½ bowl sink and drainer with mixer tap, stainless steel extractor hood above matching New Home 4-ring gas hob and Neff eye level electric double oven, integrated dishwasher, space for American fridge/freezer, island unit with base cupboards providing matching work surface and breakfast bar, ceramic floor tiling, two radiators, downlights, double glazed window to rear, matching double doors to garden



Utility Room

3.46m x 2.71m (11' 4" x 8' 11") tiled work surface with space and plumbing beneath for washing machine and tumble dryer, space for wine fridge, eye level cupboard with display shelving either side, butler sink, ceramic floor tiling, wall tiling, column radiator, double glazed window beside matching door to garden

First Floor

Landing

4.57m max x 2.97m max (15' 0" x 9' 9") plus further return leading to bedroom 1, column radiator, large trap to loft, original leaded light window to side

Bedroom 1

4.85m x 4.29m max (15' 11" x 14' 1") to include pair of fitted full height double wardrobes plus walk-in wardrobe 1.91m x 1.37m (6' 3" x 4' 6"), column radiator beneath double glazed window to rear

En Suite Shower Room

2.09m x 1.91m (6' 10" x 6' 3") large tiled shower cubicle having glazed door, white low level wc, pedestal wash basin with mixer tap, wall tiling, ceramic floor tiling, two chrome heated towel rails, shaver point, downlights, extractor fan

Bedroom 2

4.79m max x 4.27m (15' 9" x 14' 0") to include fitted double and single full height wardrobe, column radiator, double glazed window to side and bay with double glazed windows to front

2nd En Suite Shower Room

2.33m x 2.29m max (7' 8" x 7' 6") tiled shower having glazed door, white low level wc, pedestal wash basin, shelved base cupboard, wall tiling, ceramic floor tiling, chrome heated towel rail, downlights, extractor fan, double glazed window to front

Bedroom 3

4.84m x 4.26m (15' 11" x 14' 0") to include large range of full height fitted wardrobes with sliding doors, column radiator, two double glazed windows to side

Bedroom 4

5.19m max x 3.89m max (17' 0" x 12' 9") to include recess by door and full height fitted double wardrobe, column radiator beneath double glazed window to rear



Re-Appointed Family Bathroom

3.68m x 2.09m (12' 1" x 6' 10") large white tiled panelled bath with mixer tap and separate shower, fixed overhead shower and further hand spray attachment plus glazed hinged screen, wash basin with mixer tap and drawer beneath, low level wc with concealed cistern, chrome heated towel rail, shaver point, fully tiled walls, ceramic floor tiling, upright radiator, downlights, double glazed windows to side and front

Outside

Front Garden

gravelled in-and-out driveway, wrought iron railings to front with wood chipped borders, paved step to covered porch

Garage 1

7.21m x 2.77m max (23' 8" x 9' 1") electrically operated up and over door, vaulted ceiling, electric fuse boxes and meter, gas meter, space for secondary fridge and freezers, Worcester boiler for central heating plus Ariston pressurised hot water cylinder, window to side

Garage 2

5.25m x 3.25m (17' 3" x 10' 8") electrically operated up and over door, power and light

Rear Garden

about 25.86m x 18.05m (84' 10" x 59' 3") paved terrace with circular brick border to large area of lawn plus further lawn beyond, beautifully planted and well stocked borders with timber shed and sun terrace beneath pergola to far corners, paved pathways and gated access to both sides of house, external lighting, power points and water tap

Additional Information

Council Tax

London Borough of Bromley band G