

TOTAL FLOOR AREA: 2907sq.ft. (270.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate only and may vary from actual size. Accuracy is not guaranteed 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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Viewing by appointment with our Park Langley Office - 020 8658 5588

13 Brockwell Avenue, Langley Waterside, Beckenham BR3 3GE
£1,150,000 Freehold

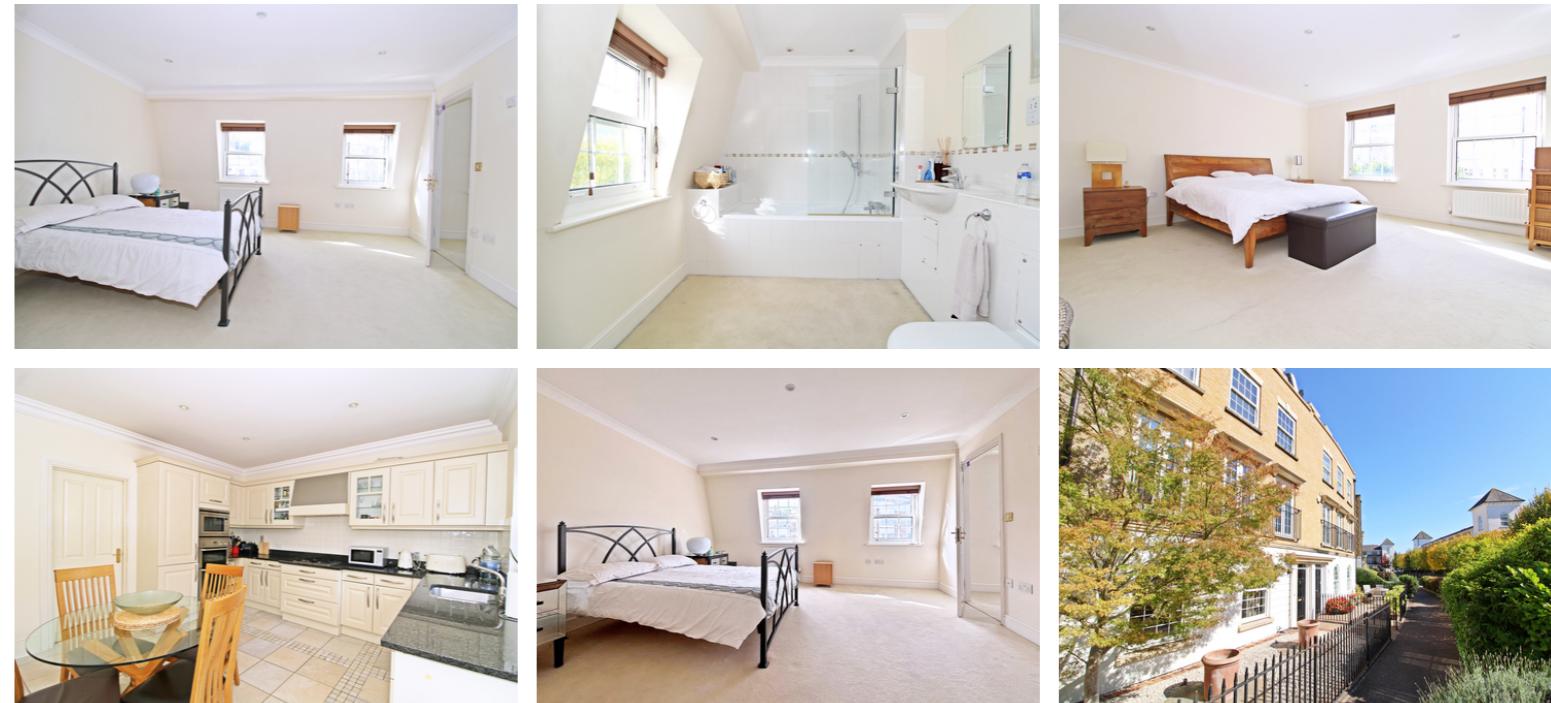
- Situated in exclusive gated development
- Close to Langley Park and Unicorn schools
- Three large and elegant reception rooms
- Four big bedrooms and four en suites
- Exceptionally large and spacious townhouse
- Full depth hall and spacious landings
- Kitchen/Breakfast room and utility room
- Garage, parking space and courtyard garden

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Wonderful property if you need **HUGE LIVING SPACE** in a gated development with 24 hour security. The full depth entrance hall gives an immediate appreciation of the scale of accommodation with door at far end to garden having garage and parking space to rear. Large dining room, downstairs cloakroom, kitchen/breakfast room and utility room on ground floor with further cloakroom and two magnificent reception rooms on first floor. **FOUR DOUBLE BEDROOMS** and **FOUR EN SUITES** on upper floors of this four storey townhouse and the size of the rooms can't fail to impress. Buyers may well look to make some updates but if you prioritise fabulous reception space to entertain, ample capacity for family members to work from home and well proportioned bedrooms, this property is hard to beat.

Location

Langley Waterside is a prestigious development with gated entrance off South Eden Park Road having 24 hour security. Popular local sports facilities include Park Langley Tennis Club, Langley Park Golf Club on Barnfield Wood Road and David Lloyd Club on Stanhope Grove. The popular Langley Park Secondary Schools and Primary School as well as Unicorn Primary School are all in the vicinity as well as Eden Park Station (London Bridge, Waterloo, Charing Cross and Cannon Street with DLR connection at Lewisham) about a third of a mile away. Local shops will be found on Upper Elmers End Road near Eden Park Station or by the Park Langley roundabout on Wickham Road.



Ground Floor

Entrance Hall

9.9m max x 2.24m max (32'6 x 7'4) full depth of house with door to garden, large cupboard beneath stairs, double cupboard housing Worcester gas fired boiler, coat cupboard, covered radiator

Cloakroom

1.77m x 1.25m (5'10 x 4'1) white wc, pedestal wash, wall tiling, radiator

Dining Room

4.94m x 3.93m (16'2 x 12'11) covered radiator, attractive double glazed arched windows to front

Kitchen/Breakfast Room

4.24m x 3.93m (13'11 x 12'11) base cupboards and drawers including wide pan drawers plus Miele integrated dishwasher beneath granite work surfaces, 1½ bowl stainless steel sink with mixer tap, cooker hood above AEG stainless steel 4-ring gas hob, built in AEG combination microwave and double oven, integrated fridge/freezer, wall cupboards including display cabinets, wall tiling, attractive limestone floor, ample space for table, radiator, double glazed window and doors to garden

Utility Room

2.7m x 1.75m (8'10 x 5'9) work surface with inset single drainer stainless steel sink and mixer tap having drawers and cupboards below, space for washing machine and dryer, wall cupboards, space for upright fridge/freezer, radiator, limestone floor

First Floor

Landing

3.67m x 3.18m (12'0 x 10'5) includes stairs

Second Cloakroom

2.51m x 1.42m (8'3 x 4'8) white wc, pedestal wash basin, wall tiling, radiator, double glazed window to rear

Drawing Room

7.01m x 4.64m (23'0 x 15'3) handsome fireplace with living flame gas fire, fitted base cupboard and two covered radiators, three sets of double glazed doors with Juliet balconies to front

Library/Study

5.17m x 3.56m (17'0 x 11'8) covered radiator, extensive book shelves, double glazed window to rear

Second Floor

Spacious Landing

5.18m x 3.11m (17'0 x 10'2) area suitable for desk or armchairs with double glazed window to rear, linen cupboard and airing cupboard with Megaflo hot water cylinder

Main Bedroom Suite

6.71m x 4.66m (22'0 x 15'3) measured to include en suite bathroom and dressing room

~ Main Bedroom

4.66m x 4.38m (15'3 x 14'4) radiator, two double glazed windows to front

~ Dressing Room

2.64m x 2.29m (8'8 x 7'6) Californian closets with hanging rails, shelves and shoe storage, radiator, double glazed window to front

~ En Suite Bathroom

2.99m x 2.19m (9'10 x 7'2) Villeroy & Boch bath with mixer tap and shower attachment, large tiled shower cubicle with folding door, wc and recessed wash basin, wall tiling, shaver point, chrome heated towel rail

Bedroom 4

3.45m x 2.95m (11'4 x 9'8) radiator, double glazed window to rear

En Suite Shower Room (4)

3.44m x 2.99m (11'3 x 9'10) tiled shower cubicle with hinged door, wc and pedestal wash basin, wall tiling, shaver point, chrome heated towel rail

Top Floor

Landing

4.57m x 3.08m (15'0 x 10'1) hatch with ladder access to boarded loft, radiator, double glazed window to rear

Bedroom 2

4.30m x 4.07m (14'1 x 13'4) plus built in double wardrobe, radiator, double glazed windows to front

En Suite Bathroom (2)

2.72m x 2.30m (8'11 x 7'7) bath with mixer tap and shower attachment having hinged screen over, wc and recessed wash basin, wall tiling, shaver point, chrome heated towel rail, double glazed window to front

Bedroom 3

3.75m x 3.52m (12'4 x 11'7) plus built in double wardrobe, radiator, double glazed window to rear

En Suite Shower Room (3)

2.41m x 1.85m (7'11 x 6'1) tiled double shower cubicle with folding doors, wc and wash basin, wall tiling, shaver point, ???

Outside

Rear Garden

6.40m max x 5.92m max (21ft x 19'6) landscaped and paved with flower beds, door to garage, gate to rear accessing PARKING SPACE 4.90m x 3.00m (16'1 x 9'10) beside garage

Garage

6.15m x 2.61m (20'2 x 8'7) electrically operated up and over door, light and power, pitched roof, door to garden

Additional Information

Service Charge

paid by all for the properties on Langley waterside to Crabtree Property Management for the upkeep of communal areas and gate security - £1,380.08 for half year to 30 June 2026 (Circa £2,760 for year)- To Be Confirmed

Council Tax

London Borough of Bromley - Band G
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
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage