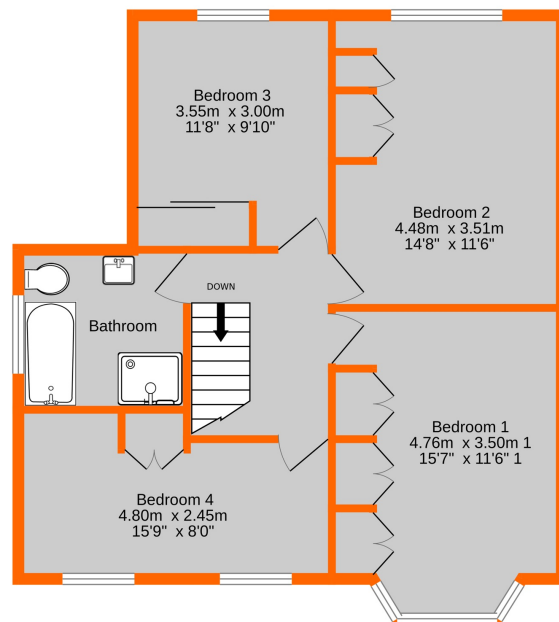
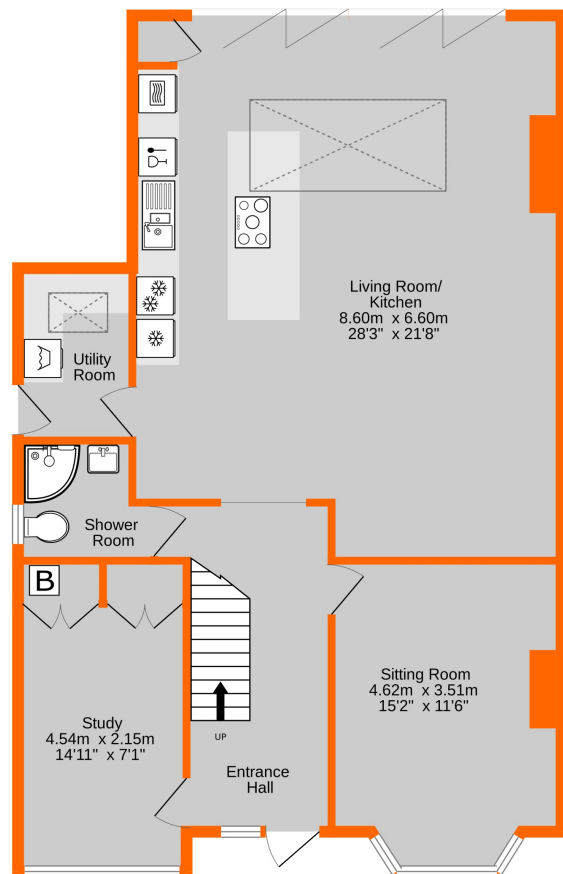


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
98.9 sq.m. (1064 sq.ft.) approx.

First Floor
66.7 sq.m. (718 sq.ft.) approx.



TOTAL FLOOR AREA : 165.6 sq.m. (1782 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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For further details please visit our website - www.proctors.london



Viewing by appointment with our Park Langley Office - 020 8658 5588

19 Woodmere Way, Park Langley, Beckenham BR3 6SJ

£1,295,000 Freehold

- Wonderful refurbished family home
- Four double bedrooms to first floor
- 41m/135ft garden with cabin room
- Beautifully appointed family bathroom
- Ideally located for Langley Park Schools
- Stunning open plan kitchen/living/dining room
- Ground floor utility, shower room and study
- Feature solid oak herringbone flooring

19 Woodmere Way, Park Langley, Beckenham BR3 6SJ

This delightful detached family home has had a wonderful refurbishment throughout along with a stunning ground floor full width extension creating the open plan living space most people desire. Solid oak herringbone flooring runs throughout the ground floor, including the office, which has been converted from the integral garage, except for the beautifully appointed shower room. The open plan space provides sitting and dining areas beside the bespoke kitchen, with door to utility room, and features bi-fold doors to the 41m/135ft rear garden. The four piece suite to the family bathroom and four double bedrooms accommodate the growing family as does the fantastic garden room with underfloor heating and wired internet. The Park Langley office recommends early viewing to avoid disappointment.

Location

Woodmere Way runs between Brabourne Rise and Bushey Way with relatively little passing traffic. The popular Langley Park Secondary Schools are in the vicinity as well as the new Langley Park Primary and Unicorn Primary School. Langley Park golf course will be found on Barnfield Wood Road and Park Langley Tennis Club is off Wickham Way. Popular local shops are less than a mile away, on Wickham Road by the Park Langley roundabout with an entrance to Kelsey Park just beyond. Beckenham High Street is about a mile and a half away and from Beckenham Junction there are trains to Victoria and The City as well as tram services to Croydon and Wimbledon. From West Wickham Station there are trains to London Bridge and Charing Cross.



Ground Floor

Entrance Hall

5.02m x 2.29m (16' 6" x 7' 6") plus recess beside shower room, impressive solid oak herringbone flooring, double glazed stained glass window beside front door with matching glazed inserts, column radiator, large opening to sitting room

Sitting Room

4.62m max x 3.51m (15' 2" x 11' 6") to include bay with double glazed windows to front, solid oak herringbone flooring, column radiator, picture rail

Shower Room

1.8m x 1.47m (5' 11" x 4' 10") plus recess by door, beautifully appointed with tiled shower cubicle having glazed curved doors with fixed overhead shower and further hand spray attachment, white low level wc and wall mounted wash basin with mixer tap and drawer beneath, matching wall and floor tiling, downlights, extractor fan, heated towel rail, double glazed window to side

Study

4.54m max x 2.15m (14' 11" x 7' 1") to include full width deep storage cupboards, one housing wall mounted Worcester boiler and water softener, solid oak herringbone flooring, downlights, column radiator beneath double glazed window to front

Living Room/Kitchen

8.6m max x 6.6m max (28' 3" x 21' 8") KITCHEN AREA with base cupboards and matching eye level units, quartz work surfaces incorporating drainer and splashback for 1½ bowl ceramic sink with Quooker tap, integrated AEG dishwasher, eye level AEG combination microwave with traditional AEG electric oven and warming drawer beneath, integrated full height AEG fridge beside full height AEG freezer, matching dresser with shelved cupboard and quartz surface with drawers beneath, island unit with contrasting base cupboards and drawers, wine fridge and recess to provide corner breakfast bar from large quartz surface having inset AEG Induction hob with internal extractor fan, solid oak herringbone flooring, pelmet lighting, door to utility room, open to SITTING AREA to one end with column radiator and DINING AREA beside feature fireplace with attractive bi-fold doors providing access to rear garden and roof lantern providing plenty of natural light

Utility Room

2.59m x 1.35m (8' 6" x 4' 5") base cupboards and matching eye level units, quartz work surface with matching upstand and recess providing space for stacked washing machine and tumble dryer with shelf above, solid oak herringbone flooring, Velux window and door to side

First Floor

Landing

2.95m max x 2.27m max (9' 8" x 7' 5") column radiator, trap to loft with retractable ladder

Bedroom 1

4.76m max x 3.51m max (15' 7" x 11' 6") to include large range of wardrobes, radiator set into bay with double glazed windows to front

Bedroom 2

4.48m x 3.51m (14' 8" x 11' 6") to include triple wardrobe, radiator beneath double glazed window to rear

Bedroom 3

3.55m x 3m (11' 8" x 9' 10") radiator beneath double glazed window to rear

Bedroom 4

4.8m max x 2.45m max (15' 9" x 8' 0") radiator, double glazed windows to front

Family Bathroom

2.32m x 2.29m (7' 7" x 7' 6") beautifully fitted with Porcelanosa units to include tiled panelled bath, low level wc with concealed cistern and wall mounted wash basin with mixer tap and drawer beneath, large wet room style shower with fixed overhead shower and further hand spray attachment, tiled walls, tiled floor with underfloor heating, downlights, extractor fan, LED backed mirror, double glazed window to side

Outside

Front Garden

large area of lawn bordered by pathway to matching driveway providing off street parking for two cars

Rear Garden

about 36m x 11.7m (118' 1" x 38' 5") gated side access with door to utility room, outside power, lighting and water tap, covered lean-to to opposite side of house 4.97m x 1.29m (16'4" x 4'3") double glazed UPVc door from garden providing useful storage, cabin to far end of lawned garden with timber decking to front 4.8m x 3.79m (15'9" x 12'5") UPVc double glazed windows either side of matching double doors, fuse box, ceiling downlights, electric underfloor heating, hardwired for internet

Additional Information

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

