



Viewing by appointment with our West Wickham Office - 020 8460 7252

91 Malmain Way, Park Langley, Beckenham, Kent BR3 6SF

£1,250,000 Freehold

- Charming Extended Family Home.
- Three Delightful Reception Rooms.
- Three Shower or Bathrooms.
- Accommodation Over Three Floors.
- Four Bedroom Detached.
- Generous Kitchen/Breakfast Room.
- Attractive 124' Rear Garden.
- Convenient Langley Park Schools.

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Charming extended, four bedroom detached family home on PARK LANGLEY, enjoying a beautiful 124' rear garden and offering spacious ground floor accommodation, with three reception rooms and a generous L shape kitchen/breakfast room, ideal for entertaining, with distinct breakfast area. Sitting/dining room with opening to T.V. room/study which has a vaulted ceiling and delightful 19' 10" x 16' 1" (max) living room. White suite shower room to the ground floor and white en suite shower room to the fourth bedroom in the loft conversion. Three bedrooms and a white suite bathroom, with a Jacuzzi corner bath and tiled shower to the first floor. Gas fired heating with radiators and double glazing. Attractive rear garden with wide paved terrace, laid mainly to lawn with extensive established shrub/flower borders and trees. Paved front garden with parking for one/two cars and stunning Magnolia tree. Convenient for LANGLEY PARK SECONDARY and HIGHFIELD INFANT AND JUNIOR schools.

Location

This property is in the section of Malmain Way between Bushey Way and Brabourne Rise. Local schools include the sought after Langley Park Secondary schools for boys and girls, Langley Park Primary school and Highfield Infant and Junior schools. There are local shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Westmoreland Road to Bromley High Street, about 1.3 miles away, with a range of amenities including The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Langley Park Golf Club is off Barnfield Wood Road. West Wickham Station is about 1.1 miles away. There are further shops at the junction of Stone Park Avenue and Wickham Road and Kelsey Park can be accessed off Wickham Road and Stone Park Avenue.



Ground Floor

Entrance

Via enclosed porch with leaded light door and double glazed leaded light front and side window, quarry tiled floor and part glazed leaded light front door to:

Hallway

4.95m x 2.24m (16' 3" x 7' 4") Two leaded light part stained glass front windows and one to side with secondary glazing, upright radiator, wood effect flooring, coving, double cupboard housing gas and electric meters and consumer unit

Shower Room

2.38m x 1.51m reducing to 0.8m (2'7") (7' 10" x 4' 11") Double glazed side window, white corner wash basin, white Roca low level w.c., chrome ladder style radiator, tiled shower with an Aqualisa shower, white shower tray and folding/sliding door, extractor fan, two ceiling downlights, wood effect flooring,

Sitting/Dining Room

4.58m into bay x 4.01m (15' 0" x 13' 2") Double glazed leaded light front bay window, double radiator, wood effect flooring, coving, log/coal effect gas fire with marble slips and hearth and a white ornate fire surround, opening to:

T.V. Room/Study

4.11m x 3.03m (13' 6" x 9' 11") Double glazed rear window, double glazed leaded light front window, vaulted ceiling with ceiling downlights, upright radiator, wood effect flooring, shelved double storage cupboard

Living Room

4.90m reducing to 3.74m (12' 3") x 6.04m (16' 1" x 19' 10") Double cupboard, two double glazed leaded light side windows, Gazco log effect remote controlled gas fire, double glazed double doors to garden, three low level double cupboards, two double radiators, radiator, cornice, double glazed velux window to side, double glazed patio doors to:

Kitchen/Breakfast Room

7.26m reducing to 3.99m (13' 1") x 6.29m (23' 10" x 20' 8") L shape room appointed with cream fronted fitted wall and base units and drawers, oak strip work surfaces, plinth lighting, Franke stainless steel sink and drainer with a chrome mixer tap, Baumatic five burner gas hob with a glass/stainless steel extractor canopy above, Hotpoint electric double oven, wall mounted Worcester boiler, double cupboard with space for tumble dryer, washing machine and dishwasher, further double storage cupboard, tiled floor, brushed steel ceiling downlights, two radiators, double glazed rear window, double glazed doors and windows to garden, two double glazed Velux windows to rear, part glazed side door

First Floor

Landing

Radiator, secondary glazed leaded light part stained glass side window over staircase, coving, airing cupboard with slatted shelves, door and staircase to bedroom four

Bedroom 1

4.7m into bay x 4.02m including wardrobes (15' 5" x 13' 2") Double glazed leaded light front bay window, coving, radiator, three double fitted wardrobes, white wash basin having a white double cupboard and two drawers beneath

Bedroom 2

4.29m x 3.21m plus built in wardrobes (14' 1" x 10' 6") Double glazed rear window, double and single fitted wardrobe, coving, radiator, double fitted wardrobe and two storage cupboards beneath the staircase to the second floor

Bedroom 3

3.40m x 2.21m (11' 2" x 7' 3") Double glazed side and rear window, radiator, coving, wood effect laminate flooring

Bathroom

2.23m x 2.25m increasing to 2.89 (9' 6") into the shower (7' 4" x 7' 5") White suite of Jacuzzi corner bath with a chrome mixer tap/hand shower, low level w.c. and rectangular wash basin having a drawer beneath, tiled shower with a white shower tray and folding/sliding door, chrome ladder style radiator, extractor fan, wood effect flooring, brushed steel ceiling downlights, double glazed front leaded light window

Second Floor

Bedroom 4/Loft Room

4.99m x 3.91m including sloping ceilings (16' 4" x 12' 10") Double glazed rear window, double glazed side Velux window, ceiling spotlights, double radiator, three eaves storage cupboards with light, deep eaves storage cupboard with light housing hot water tank, door to:

En Suite Shower Room

2.58m including sloping ceiling x 1.74m (8' 6" x 5' 9") Tiled shower with a chrome Bistan shower, white shower tray and sliding/folding door, white low level w.c. and pedestal wash basin, radiator, wood effect flooring, double glazed front Velux window, low level double storage cupboard to recess, chrome ladder style radiator

Outside

Rear Garden

37.8m x 11.63m (124' x 38') Paved/crazy paved terrace to rear of the house, side access with gate to front, outside tap, laid mainly to lawn, crazy paved path leading down the garden, established shrub borders and trees, two timber sheds, one having electricity and insulation, compost area

Front Garden

Paved with off street parking for one/two cars, magnolia tree, established shrub borders

Additional Information

Council Tax

London Borough of Bromley - Band G. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage