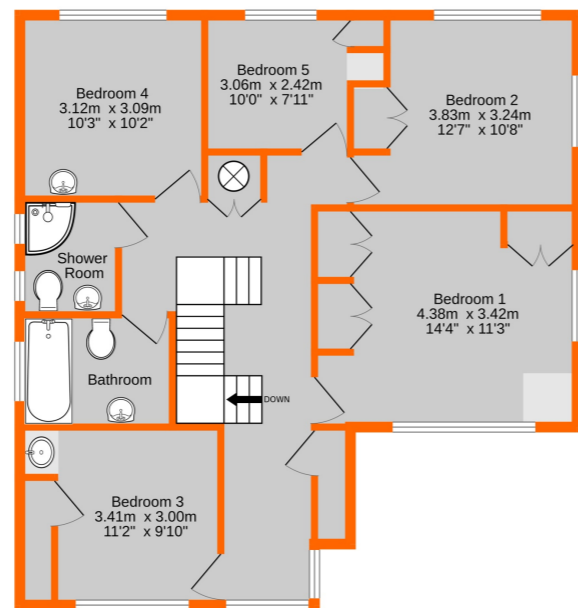
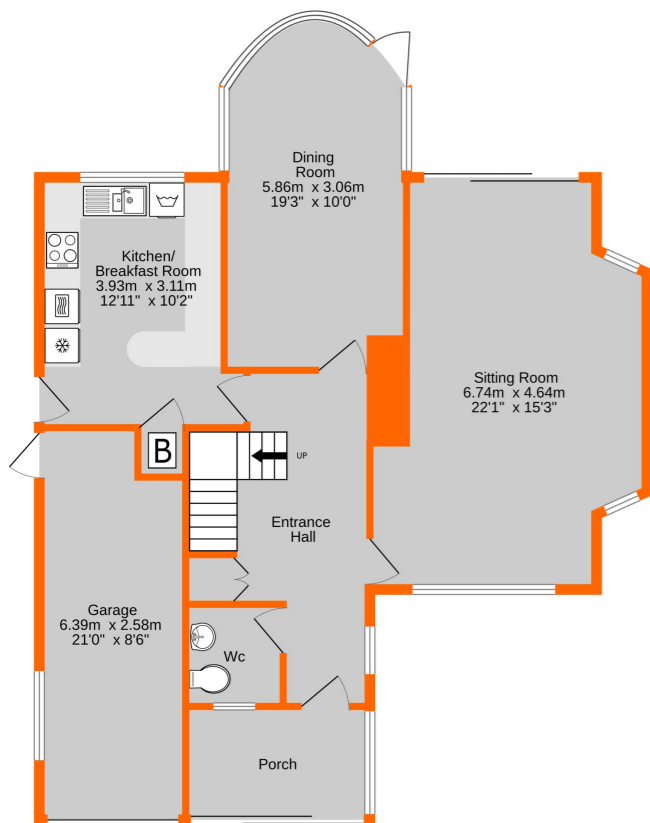


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	72
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ground Floor  
96.1 sq.m. (1035 sq.ft.) approx.

1st Floor  
81.2 sq.m. (874 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 177.3 sq.m. (1908 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

**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

43 Malmaims Way, Park Langley, Beckenham, Kent BR3 6SB

**£1,100,000 Freehold**

- Convenient for LANGLEY PARK schools
- Large sitting room 6.7m x 4.6m (22ft x 15ft)
- Scope for side and rear extension (S.T.P.P.)
- Integral garage and ample driveway parking
- Five good size bedroom on first floor
- Kitchen adjacent to attractive dining room
- Bathroom, shower room and cloakroom
- Desirable location with popular schools

## 43 Malmaims Way, Park Langley, Beckenham, Kent BR3 6SB

FIVE BEDROOM detached house situated at the heart of Park Langley, in a sought after position with large rear garden and space for possible side and rear extension, subject to planning permission and other required consents. The property has sealed unit double glazing, including the generous enclosed porch leading to the entrance hall. The main sitting room is a wonderfully spacious through room and the dining room has a most attractive full width bay with views of the lovely garden. As well as the downstairs cloakroom there is a tiled bathroom and shower room on the first floor. The property requires some updating but with highly sought after local schools, a great plot and such spacious accommodation it certainly has a lot to offer.

### Location

Situated in the middle section of Malmaims Way, near to the junction with Malmaims Close on the other side of the road, with excellent schools nearby including Langley Park, Unicorn and Highfield, as well as coach pick up points for various Independent Schools. Three mainline stations are within easy reach offering frequent train services to central London and local shops are found on Wickham Road by the Park Langley roundabout along with an entrance to Kelsey Park. Popular sporting facilities in the vicinity include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd Club on Stanhope Grove.



### Ground Floor

#### Enclosed Porch

3.2m x 1.86m (10' 6" x 6' 1") full height double glazed windows and sliding door, quarry tiled floor, double glazed front door to

#### Entrance Hall

5.2m x 2.28m (17'1 x 7'6) plus coat cupboard and further storage cupboard beneath stairs

#### Cloakroom

1.75m x 1.34m (5'9 x 4'5) low level wc, pedestal wash basin, wall tiling, tiled floor, double glazed window to porch

#### Sitting Room

6.74m x 4.64m max (22'1 x 15'3) includes tiled ornamental fireplace with electric coal effect fire, Inglenook recess with shelves beneath double glazed windows to front and rear, large double glazed window to front and double glazed sliding patio door to garden

#### Dining Room

5.86m max x 3.06m (19'3 x 10'0) double glazed windows to either side plus full width bay to far end with double glazed windows and door to garden

#### Kitchen/Breakfast Room

3.93m x 3.11m (12'11 x 10'2) base cupboards and drawers including deep pan drawers beneath work surfaces plus integrated dishwasher and space for washing machine, inset 1½ bowl single drainer stainless steel sink with mixer tap, pull out cooker hood above Neff 4-ring ceramic hob, built-in electric double oven, space for upright fridge/freezer, wall tiling, eye level cupboards, peninsular breakfast table, serving hatch to dining room, built-in cupboard housing Johnson & Starley gas fired heater for warm air heating, double glazed window to rear and door to side

### First Floor

#### Landing

7.58m max x 4.21m max (24'10 x 13'10) includes double airing cupboard with slatted shelves and insulated hot water cylinder having high level cupboards above, additional built-in cupboard, hatch with pull down ladder to loft, double glazed windows to front and side

#### Bedroom 1

4.38m x 3.42m max (14'4 x 11'3) includes fitted triple and double wardrobes, double glazed windows to front and side

#### Bedroom 2

3.83m x 3.24m (12'7 x 10'8) includes built-in double wardrobe with high level cupboard above, double glazed windows to side and rear

#### Bedroom 3

3.41m x 3m (11'2 x 9'10) plus built-in cupboard beside recess with wall tiling and mirror above wash basin having cupboard beneath, double glazed window to front

#### Bedroom 4

3.12m x 3.09m max (10'3 x 10'2) mirror and wall tiling above pedestal wash basin, double glazed window to rear

#### Bedroom 5

3.06m x 2.42m (10'0 x 7'11) includes recess with built-in wardrobe and drawers having high level cupboards above, double glazed window to rear

#### Bathroom

2.55m x 1.68m (8'4 x 5'6) panelled bath with mixer tap, low level wc, pedestal wash basin with mixer tap, tiled walls with mirror set into recess with downlights above basin, wall cabinet, shaver point, electric heated towel rail, double glazed window to side

### Shower Room

1.9m x 1.55m (6'3 x 5'1) tiled corner shower cubicle with curved sliding doors, low level wc, pedestal wash basin with mixer tap, mirror above basin, wall lights, shaver point, electric heated towel rail, tiled walls, double glazed windows to side

### Outside

#### Front Garden

paved driveway providing parking for several cars with area of lawn to one side - extra width to plot beside house with gate to rear garden

#### Garage

6.39m max (or 5.37m) x 2.58m max (21'0 max or 17'7 x 8'6) up and over door, window to side, light and power, gas meter, fuses and door to side

#### Rear Garden

about 25m x 21m max width to far end (82ft x 69ft) lovely paved terrace to rear of house having steps to path and main area of lawn with borders and established trees, outside lights, additional area beside house providing useful storage, outside tap to rear of house, gated access to additional area beside house and driveway

### Additional Information

#### Council Tax

London Borough of Bromley - Band G

