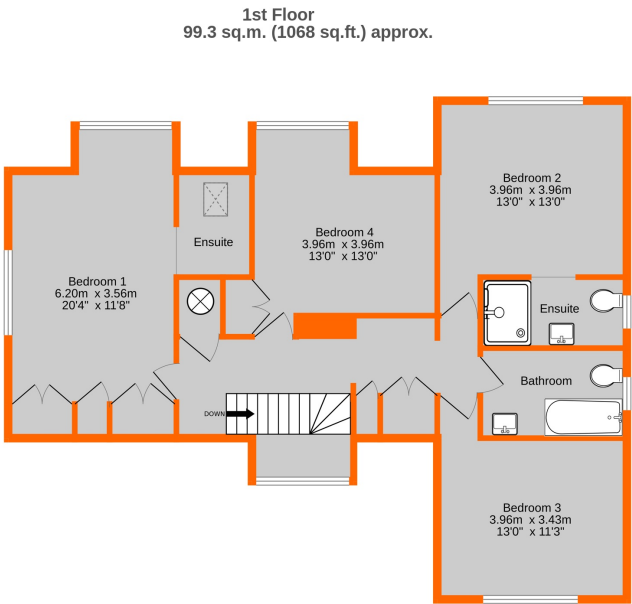
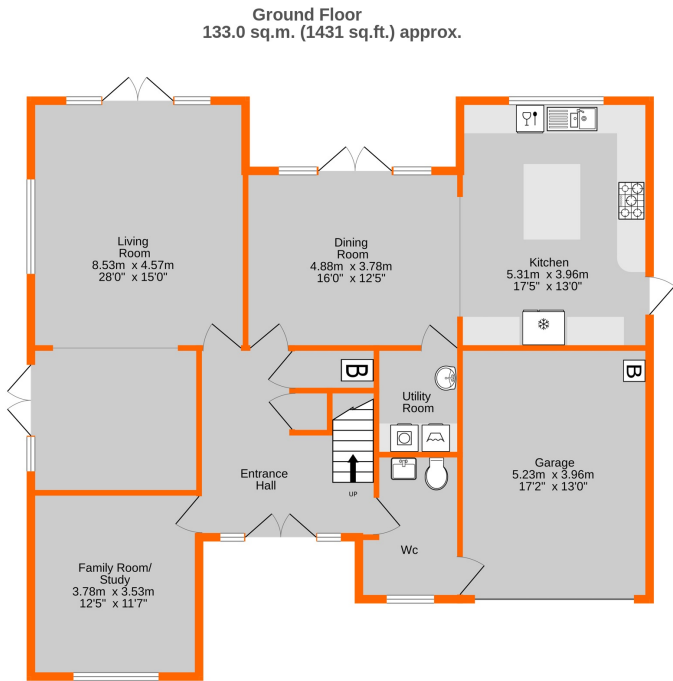


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Integral Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 232.2 sq.m. (2500 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



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

32a Whitecroft Way, Park Langley, Beckenham BR3 3AG

£1,495,000 Freehold

- Excellent home with four double bedrooms
- Attractive entrance hall and galleried landing
- Fabulous open plan fitted kitchen/dining room
- Design provides bathroom and two en suites
- Wonderful location in Conservation Area
- Benefits from sunny garden and tranquil setting
- Very generous living room and family room
- Utility room, cloakroom and large garage

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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
For further details please visit our website - www.proctors.london



George Proctor & Partners trading as Proctors

32a Whitecroft Way, Park Langley, Beckenham BR3 3AG

Excellent detached house with wonderfully spacious accommodation in PRIME LOCATION within the Park Langley Conservation Area occupying a wide plot with attractive rear garden enjoying the best of the sunshine into the evening. Double doors access the impressive entrance hall and galleried landing, giving a great first impression with the outstanding OPEN PLAN fitted kitchen/dining room (8.8m x 5.3m max / 29ft x 17ft) across the rear of the house with access to garden. Equally splendid (8.53m max x 4.57m max / 28ft x 15ft) living room with access to side and rear garden areas, plus lovely family room/study. The property has been extended to provide four generous double bedrooms on first floor, designed with a well appointed family bathroom plus en suites to Bedrooms 1 and 2. Other benefits include double glazing, plantation shutters, separate utility room, spacious cloakroom off hall, large garage and ample driveway parking - Approx 232 sq m (2500 sq ft).

Location

Whitecroft Way is one of the best locations in the highly sought after Park Langley Conservation Area and this property is situated between the turnings into Malmainas Way and Styles 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, are about a quarter of a mile away along with a Tesco Express and Majestic Wine by the roundabout and an entrance to Kelsey Park just beyond the shops. 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

Wide Porch

external power point

Spacious Hall

4.17m x 3.76m (13'8 x 12'4) includes cupboard beneath stairs and deep walk-in cupboard with Johnson & Starley gas heater for warm air heating in part of the house, Amtico flooring

Cloakroom

3.05m x 1.88m (10'0 x 6'2) Laufen white low level wc with concealed cistern, wash basin with mixer tap, wall tiling, chrome upright radiator, limestone floor tiles, door to garage, double glazed window to front

Kitchen/Dining Room

8.84m x 5.31m max (29'0 x 17'5) fabulous open plan space with limestone tiled floor, provides two areas:

~ Dining Room

4.88m x 3.78m (16'0 x 12'5) space for large table, full height windows beside double glazed doors to terrace and garden

~ Kitchen

5.31m x 3.96m (17'5 x 13'0) beautifully appointed with handmade units providing ample base cupboards and drawers including deep pan drawers beneath granite work surfaces plus integrated dishwasher and concealed bin, inset 1½ bowl stainless steel sinks with mixer tap, built in cooker hood and matching granite splashback above space for range cooker, pair of tall larder cupboards beside space for American fridge/freezer with cupboard above, island unit with granite work top having built in Neff stainless steel microwave beneath plus extensive range of drawers and wine cooler, eye level cupboards, double glazed window to rear and door to side

Utility Room

2.26m x 1.65m (7'5 x 5'5) granite work surface with double cupboard beneath plus space for washing machine, cupboard beneath wash basin with retractable shower spray, eye level cupboards, limestone tiled floor

Living Room

8.53m max x 4.57m max (28'0 x 15'0) provides space for formal dining area that could be separated from the main room, Amtico flooring, double aspect with high level double glazed window to side plus full height double glazed window beside doors to side garden and full height windows beside double glazed doors to rear garden

Family Room/Study

3.78m x 3.53m (12'5 x 11'7) walnut finish flooring, downlights, double glazed window to front with plantation shutters

First Floor

Galleried Landing

3.76m x 2.49m (12'4 x 8'2) plus eaves cupboard, walk-in airing cupboard with insulated hot water cylinder, double glazed window to front above stairs, additional area 2.89m max x 2.74m max (9'6 x 9'0) with deep cupboards - leads to bedrooms 2 and 3

Bedroom 1

6.20m x 3.56m (20'4 x 11'8) plus range of built in wardrobes to end wall, eaves cupboard, radiator, double glazed windows to side and rear with plantation shutters

En Suite Shower Room

1.83m x 1.47m max (6'0 x 4'10) stripped out for buyer to re-appoint to their own specification, Velux window

Bedroom 2

3.96m x 3.96m (13'0 x 13'0) plus recess by door and en suite shower room, oak flooring, radiator, downlights, double glazed window to rear with plantation shutters

En Suite Shower Room

walk-in wet room tiled shower having glazed screen, Laufen low level wc, wash basin with mixer tap, wall tiling, chrome heated towel rail, double glazed window to side

Bedroom 3

3.96m x 3.43m (13'0 x 11'3) plus recess by door, oak flooring, radiator, double glazed window to front with plantation shutters

Bedroom 4

3.96m x 3.96m max (13'0 x 13'0) plus recess by door and fitted double wardrobe, radiator, double glazed window to rear

Family Bathroom

2.90m x 1.75m (9'6 x 5'9) large white Laufen bath having mixer tap and shower attachment, wash basin with mixer tap, low level wc, wall tiling, chrome heated towel rail, tiled floor, double glazed window to side

Outside

Front Garden

paved driveway providing ample parking

Large Garage

5.23m x 3.96m (17'2 x 13'0) electrically operated up and over door, light and power, gas and electricity meters plus trip fuses, Potterton wall mounted gas boiler serving hot water and central heating for part of the house

Rear Garden

approximately 21m wide x 10m max (70ft x 35ft) brick terrace enjoying afternoon and evening sunshine with brick built barbecue with granite work tops to either side, outside lights and external power point, shaped lawn with attractive borders continuing to additional area of garden beside house with brick pathway leading to gate to front garden

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