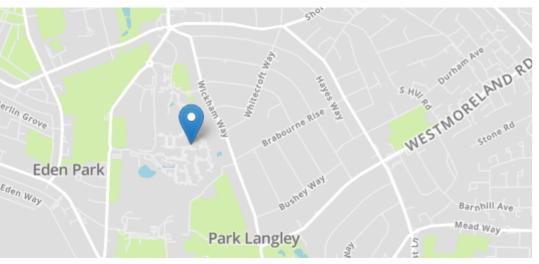
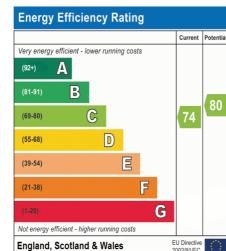
### Park Langley Office

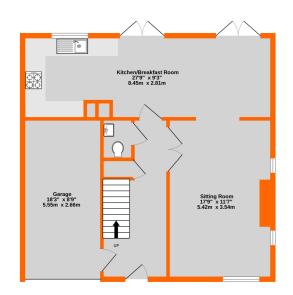
- 104 Wickham Road, Beckenham, BR3 6QH
- **2** 020 8658 5588
- parklangley@proctors.london

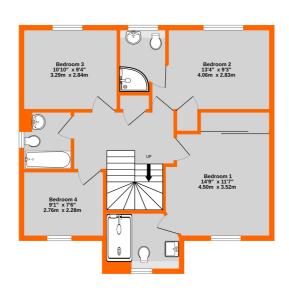






GROUND FLOOR





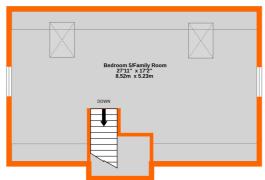
1ST FLOOR

2ND FLOOR

## TOTAL FLOOR AREA: 1989sq.ft. (184.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement whilst every attempline has been induce to ensure the accuracy of the loop plant contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors nd 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 ompanies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.



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

# 5 Wagtail Walk, Langley Park, Beckenham BR3 3XH £1,250,000 Freehold

- Langley Park development with 24 hour security
  Beautiful presentation to move in and enjoy
- Convenient for Langley Park Schools and Unicorn
  Garage and driveway with EV charging point
- Excellent open plan fitted kitchen/breakfast room 
  Large top floor reception room or extra bedroom
- Bathroom, two en suites and cloakroom off hall
  Stunning landscaped garden with irrigation

George Proctor & Partners trading as Proctors www.proctors.london

104 Wickham Road, Beckenham, BR3 6QH

**2** 020 8658 5588

parklangley@proctors.london





## 5 Wagtail Walk, Langley Park, Beckenham BR3 3XH

For sale with NO ONWARD CHAIN - Delightful modern detached house in sought after development with 24 HOUR GATE SECURITY in the vicinity of Unicorn Primary and the Langley Park Schools. Upgraded considerably, the house is very well presented with fabulous en suite shower room to the main bedroom, new open plan fitted kitchen/breakfast room installed last year incorporating the original Dining Room across the back of the house, linking to the attractive sitting room and accessing the stunning landscaped garden with irrigation system. Luxury vinyl flooring throughout the ground floor as well as plantation shutters, EV charging point beside garage and updated plumbing to a pressurised system with new boiler installed in September 2019. In addition to FOUR BEDROOMS and THREE BATHROOMS on first floor, there is a wonderfully spacious Bedroom 5/Family Room on the top floor that could be transformed into a further bedroom suite or used as an additional living room, playroom or fabulous home office.

This prestigious development has a gated entrance off South Eden Park Road, manned 24 hours a day providing excellent security. The development has beautiful areas of park-like grounds and there is a pedestrian gate from Bucknall Way giving direct access to Park Langley Tennis Club. Another gate, accessed via St Martins Lane, can be used to shorten the walk to Eden Park station as well as Unicorn Primary School and the Langley Park Schools (Primary and Secondary). Local shops are available by the Park Langley roundabout including a Tesco Express and other local sporting facilities include David Lloyd Club on Stanhope Grove and Langley Park Golf Course.











# Ground Floor

5.41m x 1.96m (17'9 x 6'5) includes cupboard beneath stairs, radiator, door to garage

white low level wc, corner wash basin with mixer tap, radiator

### Sitting Room

5.42m x 3.54m (17'9 x 11'7) handsome fireplace with living flame gas fire, two radiators, double glazed windows to front and side with plantation shutters

### Impressive Kitchen/Breakfast Room

8.45m x 2.81m max (27'9 x 9'3) spacious DINING AREA with opening to sitting room, ample space for table, double glazed doors to garden, upright radiator, peninsular breakfast bar with deep drawers beneath installed in 2024 as part of new FITTED KITCHEN with extensive base cupboards and large drawers plus integrated Neff dishwasher and Hotpoint washing machine beneath quartz work surfaces, stainless steel sink with mixer tap, Rangemaster extractor fan and cooker with 6-burner gas hob, mirrored wall tiling, eye level cupboards, integrated upright fridge/freezer, pull out larder unit beside built in microwave, double glazed window and further double doors to garden

### Landing

3.54m x 1.97m max (11'7 x 6'6) plus built in cupboard with Megaflo hot water cylinder, radiator

4.5m max x 3.52m max (14'9 x 11'7) includes pair of built in double wardrobes, ceiling speakers, radiator, double glazed window to front with plantation shutters

### Re-Appointed En Suite

2.72m x 2.07m max (8'11 x 6'9) includes full width walk in tiled shower with glazed screen, Villeroy & Boch low level wc, wash basin set on suspended unit with drawers, wall tiling, chrome heated towel rail, shaver point, tiled floor, double glazed window to front with plantation shutters





4.06m max x 2.83m max (13'4 x 9'3) plus built in wardrobe. radiator, double glazed window to rear with plantation shutters

#### **En Suite Shower Room**

1.98m max x 1.65m max (6'6 x 5'5) shower cubicle with folding door white low level wo nedestal wash hasin wall tiling radiator shaver point, Amtico flooring, double glazed window to rear with

### Bedroom 3

3.29m x 2.84m (10'10 x 9'4) radiator, double glazed window to rear with plantation shutters

### Bedroom 4

2.76m x 2.28m (9'1 x 7'6) radiator, double glazed window to front with plantation shutters

2.04m x 1.72m max (6'8 x 5'8) white panelled bath with mixer tap and shower attachment, pedestal wash basin, low level wc. wall tiling, shaver point, radiator, Amtico flooring, double glazed window to side with plantation shutter

### Second/Top Floor

### Bedroom 5/Family Room

8.52m max x 5.23m max (27'11 x 17'2) includes large double cupboard, three doors to eaves storage, two radiators, double glazed windows with plantation shutters to either side plus pair of double glazed Velux windows to rear

### Front Garden

area of lawn and borders beside double width block paved driveway with outside lights and EV charging point

5.55m x 2.66m (18'3 x 8'9) electric up and over door, Viessmann wall mounted gas boiler (installed September 2019), gas and electricity meters, light and power, door to hall





#### Landscaped Rear Garden

11.7m x 11.1m (38'6 x 36'6) shaped paved terrace and paved area beside house for storage, outside tap, path with gate to front garden, shaped area of lawn and borders stocked with variety of shrubs and plants having irrigation system and lights with additional paved terrace and feature timber arbour to far

### Maintenance

all properties on this development, built by Laing Homes, pay a Service Charge to FirstPort for the upkeep of grounds, gate security etc - For HALF YEAR from 1 June to 30 November 2025 =

### Council Tax

London Borough of Bromley - Band G Please visit: bromley.gov.uk/council-tax/council-tax-guide

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