

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.

Location

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

Entrance Hall

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

Cloakroom

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

First Floor

Landing

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

Bedroom 1

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

Bedroom 2

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 wc, pedestal wash basin, wall tiling, radiator, shaver point, Amtico flooring, double glazed window to rear with plantation shutters

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

Family Bathroom

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

Outside

Front Garden

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

Garage

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 corner

Additional Information

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 = £1,055.62

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

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To check coverage please visit
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