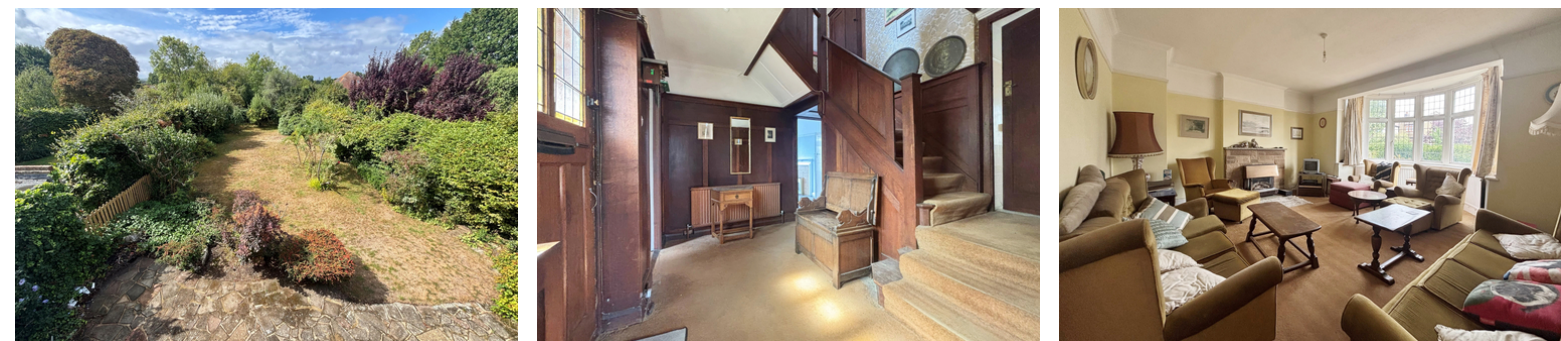


Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 150.4 sq.m. (1619 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Disclaimer: All measurements are approximate. No equipment, circuits or 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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George Proctor & Partners trading as Proctors



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

66 Elwill Way, Park Langley, Beckenham BR3 6RZ

£1,125,000 Freehold

- Sought after Park Langley location
- Scope for updating and extension STPP
- Four bedrooms and family bathroom
- Attractive panelled entrance hall
- Long term detached family home
- Secluded south west facing garden
- Three good size reception rooms
- Attached garage plus parking to front

66 Elwill Way, Park Langley, Beckenham BR3 6RZ

Occupying a prime position in the sought after Park Langley area, this handsome detached residence has been cherished by the same family for many years. Offering generous proportions and a well considered layout, the home presents an exciting opportunity for a new family to modernise and personalise to their own tastes. A highlight is the delightful entrance hall and spacious landing - features that would complement any future extension, enhancing both character and flow. Externally there is a south west facing garden, driveway offering parking, and access to the garage. With its enviable location, substantial plot and potential, this is a wonderful opportunity to create a forever home in one of the area's most desirable addresses.

Location

Situated in the middle section of Elwill Way between Whitecroft Way and Brabourne Rise, which is one of the best residential roads in the area. The popular Langley Park Schools 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 an entrance to Kelsey Park. The property is convenient for three mainline stations to London and Bromley High Street is about a mile away. Both Langley Park Golf Club and Park Langley Tennis Club are popular local sporting facilities.



Ground Floor

Spacious Entrance Hall

3.24m x 3.03m (10' 8" x 9' 11") includes cupboards beneath stairs, radiator, wood panelling beneath plate rail, attractive leaded light window beside entrance door

Cloakroom

1.97m max x 1.52m max (6' 6" x 5' 0") accessed from base of staircase, low level wc, pedestal wash basin, wall tiling, window to side

Sitting Room

5.48m max into bay x 4.9m (18' 0" x 16' 1") includes stone fireplace, picture rail, skirting radiator plus additional shaped radiator set into wide bay with double glazed windows to front

Dining Room

4.87m x 3.81m max (16' 0" x 12' 6") picture rail, radiator beneath double glazed window to front, double glazed patio door to garden

Breakfast Room

4.22m max x 3.32m (13' 10" x 10' 11") having covered fireplace and painted surround, base units with cupboards and drawers plus additional wall cupboards and tall cupboard to one wall, picture rail, radiator beneath large double glazed window to rear

Kitchen

2.23m x 2.02m (7' 4" x 6' 8") single drainer stainless steel sink set on Daintymaid unit with cupboards and drawers, electric cooker, space for washing machine, work surface with space beneath for additional appliance, eye level display cabinet, wall tiling, radiator, tall shallow storage cupboard, window to side

Side Lobby

door from breakfast room with additional doors to side and boiler room

Boiler Room

1.5m max x 1.42m max (4' 11" x 4' 8") floorstanding Glow-worm boiler (currently not working) and insulated hot water cylinder

First Floor

Landing

4.32m x 3.05m max (14' 2" x 10' 0") plus additional area by bathroom with hatch to loft, feature linen cupboard with radiator on half landing to stairs, picture rail, radiator beneath double glazed window to side

Bedroom 1

5.59m max into bay x 4.92m max (18' 4" x 16' 2") includes fitted wardrobes with cupboards above, picture rail, shaped radiator set into wide bay with double glazed windows to front

Bedroom 2

4.89m x 3.81m max (16' 1" x 12' 6") two radiators, double glazed windows to front and rear

Bedroom 3

3.34m x 2.92m (10' 11" x 9' 7") wash basin, picture rail, radiator beneath double glazed window to rear

Bedroom 4

2.32m x 2.15m (7' 7" x 7' 1") picture rail, radiator, double glazed window to rear

Bathroom

2.19m max x 1.97m max (7' 2" x 6' 6") large white bath with tiled panel having Triton shower unit and folding screen over, pedestal wash basin, heated towel rail, shelved high level cupboard, shaver point, window to side

Separate WC

low level suite, window to side



Outside

Front Garden

established hedge to front boundary, areas of lawn with paved path to side access and paved driveway to car port and garage

Garage

5.63m x 2.55m (18' 6" x 8' 4") up and over door, gas and electricity meters, trip fuses, door to garden

Rear Garden

about 40m in length x 13.73m width to terrace (131' 3" x 45' 1") enjoying a south westerly aspect with paved terrace to rear of house extending to side access with water tap and two sheds, then laid to lawn with established borders and hedges to boundaries providing considerable seclusion with fruit trees towards far end

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

