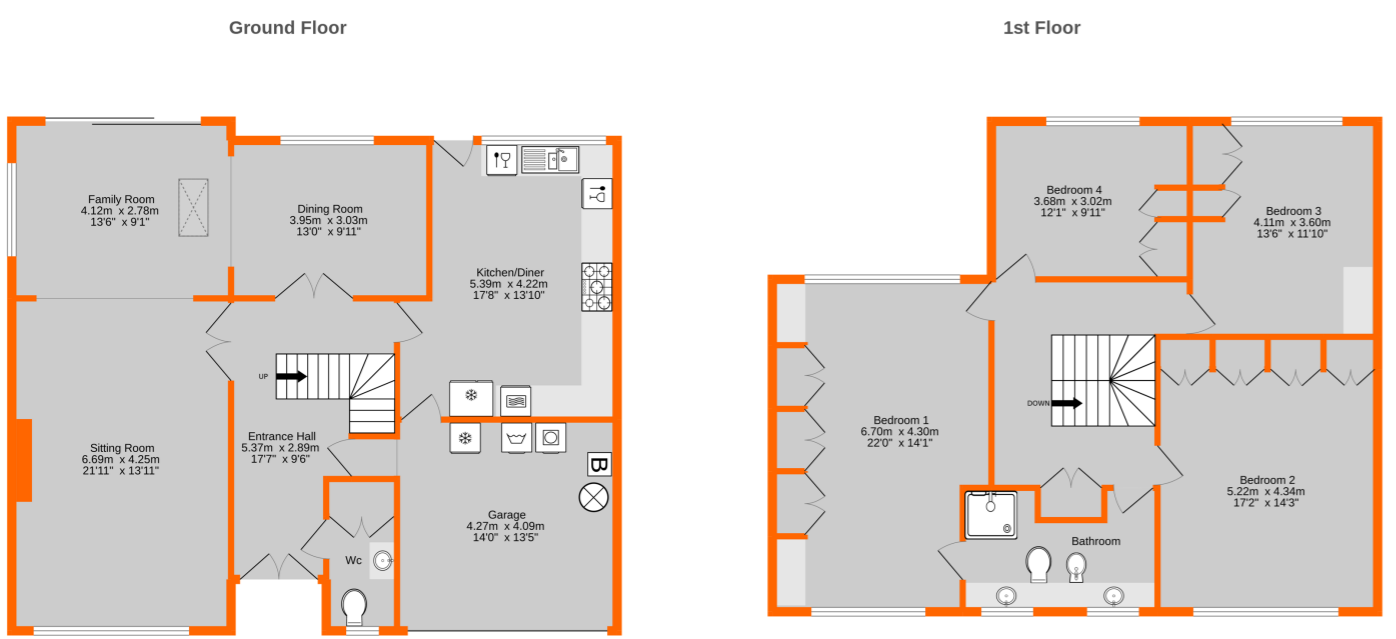


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 208.0 sq.m. (2239 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2022



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

30a Whitecroft Way, Park Langley, Beckenham BR3 3AG

£1,150,000 Freehold

- Delightful family home with sunny garden
- Beautifully maintained and well presented
- Wonderful open plan reception rooms
- Four good size spacious double bedrooms
- First class location in Conservation Area
- Popular local schools and sports facilities
- Generous fitted kitchen/breakfast room
- Parking and large garage with utility area

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 fee 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



30a Whitecroft Way, Park Langley, Beckenham BR3 3AG

Beautifully presented detached house in fabulous position, on a very sought after road within the Park Langley Conservation Area. Available CHAIN FREE with excellent accommodation including extended open plan reception rooms with oak block flooring enjoying views over the sunny garden with westerly aspect. Delightful kitchen/breakfast room with integrated appliances and door to large garage with utility area. The spacious galleried landing is matched in proportion with four generous double bedrooms, all with extensive fitted wardrobes and the family bathroom (re-appointed as a shower room) acts as a Jack-and-Jill en suite to the main bedroom. Externally the rear garden is surrounded by other gardens giving a delightful outlook and to the front the paved driveway provides parking for several cars.

Location

Situated on one of the best roads in the area, this property is ideally located for the popular Langley Park Secondary and Primary Schools as well as Unicorn Primary. The Park Langley shops, on Wickham Road, are about a quarter of a mile away, along with an entrance to Kelsey Park and a Tesco Express by the Park Langley roundabout. The property is also convenient for three mainline stations to London and Bromley High Street is about a mile away. Local sporting facilities include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd Leisure Club on Stanhope Grove.



Ground Floor

Entrance Hall

5.37m max x 2.89m max (17'7 x 9'6) double doors from porch, oak flooring, covered radiator, door to understairs storage

Cloakroom

3.16m max x 1.2m max (10'4 x 3'11) to include built-in double coat cupboard, white low level Roca wc, wash basin set on wood surface with shelf beneath, wall tiling, chrome heated towel rail, tiled floor, high level double glazed window to front

Kitchen/Breakfast Room

5.39m x 4.22m max (17'8 x 13'10) base cupboards and drawers plus two integrated Bosch dishwashers beneath granite work surfaces, 1½ bowl sink with mixer tap and drainer, eye level cupboards with pelmet light and glazed fronted display cabinets, extractor hood above Rangemaster cooker, integrated Neff combination microwave beside space for American fridge/freezer, wall tiling, Welsh slate floor, radiator, low level cupboard, door to garage, double glazed window beside glazed panelled stable door to garden

Sitting Room

6.69m x 4.25m max (21'11 x 13'11) fireplace with living flame gas fire, oak flooring, two covered radiators, double glazed window to front with fitted blind, open plan to Family Room

Family Room

4.12m x 2.78m (13'6 x 9'1) oak flooring, bright space with skylight, high level double glazed window to side and double glazed sliding patio door to garden with fitted blind, open plan to Dining Room

Dining Room

3.95m x 3.03m (13'0 x 9'11) oak flooring, covered radiator beneath double glazed window to rear with fitted blind

First Floor

Galleried Landing

4.01m x 2.88m (13'2 x 9'5) to include stairwell plus recess by door to bedroom 3, antique oak finish flooring, covered radiator, double shelved cupboard, trap to loft with retractable ladder

Bedroom 1

6.70m x 4.30m (22'0 x 14'1) range of fitted wardrobes, drawers, desk unit with shelving above and dressing table, freestanding bedside cabinets beside recess for bed, antique oak finish flooring, radiators beneath windows to front and rear with fitted blinds, door to Jack-and-Jill shower room

Shower Room

3.68m max x 2.2m max (12'1 x 7'3) tiled shower/steam cubicle with sliding door, low level wc and bidet, twin wash basins with mixer taps set onto surface with cupboards beneath, tiled walls, two chrome heated towel rail, downlights, tile floor, double glazed windows to front with Venetian blinds

Bedroom 2

5.22m max x 4.34m (17'2 x 14'3) full width of wardrobes to include hanging, shelves and drawers with pelmet downlights, antique oak finish flooring, radiator beneath double glazed window to front with fitted blind

Bedroom 3

4.11m x 3.6m (13'6 x 11'10) to include fitted triple wardrobe and matching desk unit with drawers having display shelves above, antique oak finish flooring, radiator beneath double glazed window to rear with fitted blind

Bedroom 4

3.68m x 3.02m (12'1 x 9'11) fitted triple wardrobe, antique oak effect flooring, radiator beneath double glazed window to rear with fitted blind

Outside

Front Garden

area of lawn with flower and shrub borders beside driveway, neatly trimmed hedges to front and side boundaries

Large Garage

4.09m x 4.27m (13'5 x 14'0) accessed via double doors from driveway, space for washing machine and tumble dryer beneath wall cabinets, Megaflor pressurised hot water cylinder, Vaillant gas boiler, electric and gas meters plus fuse board, door to kitchen

Rear Garden

about 18.5m x 13.3m (60ft x 44ft) enjoys sunny westerly aspect with full width paved terrace and meandering pathway to far end, two timber sheds, greenhouse, lawn and well stocked borders, irrigation system, sensor lighting, water tap, path for side access with gate to front

Additional Information

Council Tax

London Borough of Bromley - Band G

