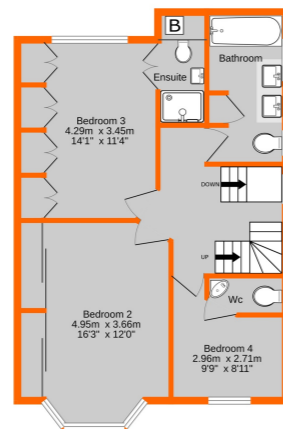
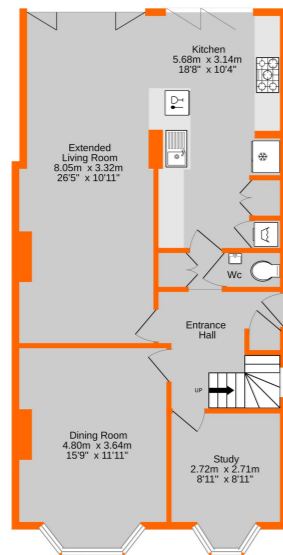
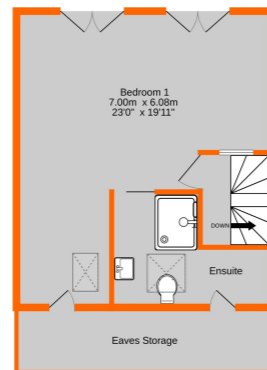


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		77
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor 77.5 sq.m. (834 sq.ft.) approx. 1st Floor 57.6 sq.m. (620 sq.ft.) approx.



2nd Floor 42.7 sq.m. (460 sq.ft.) approx.



Eaves Storage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 177.8 sq.m. (1913 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



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

35 Overhill Way, Park Langley, Beckenham, Kent BR3 6SN

**£1,050,000 Freehold**

- Ideally situated for Langley Park Schools
- Beautifully presented accommodation
- Generous top floor principal suite
- En suite shower room, wc and family bathroom
- Three further bedrooms to first floor
- Kitchen with opening to sitting room
- Study beside attractive dining room
- 50m/160ft south west facing garden

**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](http://www.proctors.london)



## 35 Overhill Way, Park Langley, Beckenham, Kent BR3 6SN

The list of benefits associated to this lovely Park Langley home goes on and on, with the immediate mention of a ground floor full width extension providing an abundance of light to the rear living space, plus a 2022 loft extension offering a spacious principal suite. A ground floor study adds to the already generous reception space, with the large kitchen having an opening to the main rear sitting room. There are four good sized bedrooms to the upper floors plus five wc/bathrooms, including three en suite facilities. The property is well presented in decor, with neutral tones throughout and, externally, there is ample off street parking to the front, with a 50m/160ft sunny south west facing garden.

### Location

Overhill Way runs between Brabourne Rise and Bushey Way and is a sought after location with local Schools including Highfield and Unicorn Primary Schools as well as Langley Park Primary and Secondary Schools. Shops can be found at the top corner of Westmoreland Road or on Wickham Road, by the Park Langley roundabout. Stations in the vicinity include West Wickham, Bromley South, Eden Park and Shortlands, all about a mile away. Beckenham Junction is about a mile and a half away and from here there are also trams to Croydon and Wimbledon. Local recreational facilities include Kelsey Park, South Hill Woods, Langley Park Golf Course and Park Langley Tennis Club.



### Ground Floor

#### Covered Porch

hardwood front door with glazed insert

#### Entrance Hall

2.87m x 2.86m max (9' 5" x 9' 5") to include access to downstairs cupboards, Amtico tessellated design floor, radiator, hardwood front door with glazed insert, small inner hall with double coat cupboard opposite cloakroom with wood effect Amtico floor

#### Cloakroom

white low level wc, wall mounted wash basin with mixer tap and tiled splashback having large mirror above, wood effect Amtico floor, double glazed window to side

#### Study

2.72m x 2.71m (8' 11" x 8' 11") wood effect floor, radiator beneath bay with double glazed windows having plantation shutters and deep sill

#### Dining Room

4.8m max x 3.64m max (15' 9" x 11' 11") oak flooring, covered radiator, bay with double glazed windows to front having plantation shutters

#### Extended Living Room

8.05m max x 3.32m max (26' 5" x 10' 11") wood effect Amtico flooring, traditional radiator and two upright radiators, cast iron fireplace, pitched ceiling providing double glazed windows above matching bi-fold doors to rear garden, large opening to

#### Kitchen/Breakfast Room

5.68m max x 3.14m max (18' 8" x 10' 4") granite work surfaces to include breakfast bar overhang to far end and incorporating drainer for Franke 1½ bowl stainless steel sink over base cupboards and drawers, matching eye level units, glazed fronted display cabinets and full height cupboards, stainless steel Baumatic extractor hood above Nexus range cooker, plumbing for dishwasher, tall cupboard concealing plumbing for washing machine with space for stacked tumble dryer above, space for American style fridge/freezer, Kardean floor, wall tiling, upright radiator, feature pitched ceiling with double glazed windows above bi-fold doors to rear garden

### First Floor

#### Landing

3.53m max x 3.5m max (11' 7" x 11' 6") including stairs to second floor, radiator, secondary glazed original stained glass window to side

#### Bedroom 2

4.95m max x 3.66m max (16' 3" x 12' 0") to include large range of fitted wardrobes to one wall providing shelving, hanging and drawers, radiator, bay with double glazed window to front

#### Bedroom 3

4.29m x 3.45m max (14' 1" x 11' 4") providing fitted wardrobes to one wall, wood effect floor, radiator, double glazed window to rear, double doors to

#### Concealed En Suite Shower Room

2.57m max x 0.88m (8' 5" x 2' 11") includes cupboard housing Worcester boiler, white shower cubicle having glazed folding door, fixed overhead shower and further hand spray attachment, white low level wc and matching wash basin with mixer tap having cupboard beneath, matching wall and floor tiling, Xpelair extractor fan

#### Bedroom 4

2.96m max x 2.71m max (9' 9" x 8' 11") includes en suite wc, wood effect floor, radiator, double glazed window to front

#### En Suite

white low level wc and corner wall mounted wash basin with mixer tap and tiled splashback, Xpelair extractor fan

#### Family Bathroom

3.39m x 1.87m max (11' 1" x 6' 2") beautifully appointed with white panelled bath having separate shower over, Roca twin wash basins with mixer taps and drawers beneath, matching low level wc, full height shelved cupboard, chrome heated towel rail, wood effect floor, wall tiling, extractor fan, double glazed windows to side

### Second/Top Floor

#### Top Landing

double glazed stained glass window to side

### Principal Suite

7m max x 6.08m max (23' 0" x 19' 11") providing large L-shaped room with wood flooring, one upright radiator, one column radiator, door to eaves storage, pair of double glazed double doors with Juliet balconies overlooking rear garden, Velux window to front with fitted blind, door to

#### En Suite Shower Room

3.58m max x 2.85m max (11' 9" x 9' 4") includes low level eaves recess, appointed with white suite having tiled shower cubicle and glazed hinged screen, low level wc and wall mounted wash basin with mixer tap and drawers beneath, extractor fan, chrome heated towel rail, further wall tiling, Velux window with fitted blind, door to eaves storage

### Outside

#### Front Garden

block paved driveway with tandem parking for 2/3 cars beside area of lawn and planted flower beds

#### Rear Garden

50m x 8.8m (164' 1" x 28' 10") full width decked terrace, power point, paved side access with gate to front, timber shed plus further timber shed to far end, large expanse of lawn, external lighting to mature flower beds and borders to both sides enjoying sunny south westerly aspect

### Additional Information

#### Council Tax

London Borough of Bromley band F

