

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

58 Malmaison Way, Park Langley, Beckenham BR3 6SB

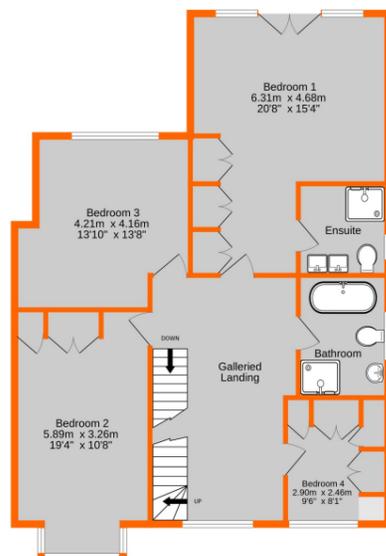
£1,675,000 Freehold

- Extended and refurbished detached house
- Beautifully designed for modern living
- Feature entrance hall and galleried landing
- Delightful sitting room and study/snug
- Exceptional open plan kitchen/living room
- Sliding doors linking to large terrace
- Five/six bedrooms and three bathrooms
- Underfloor heating to ALL three floors

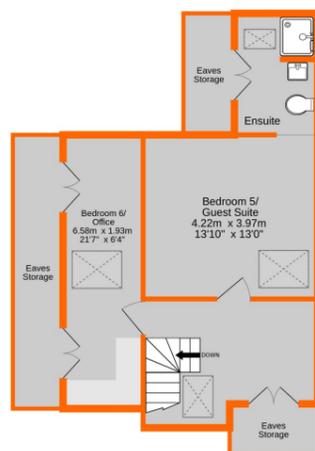
Ground Floor
122.9 sq.m. (1323 sq.ft.) approx.



1st Floor
99.2 sq.m. (1067 sq.ft.) approx.



2nd Floor
47.2 sq.m. (508 sq.ft.) approx.



Eaves Storage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 269.3 sq.m. (2899 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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58 Malmaison Way, Park Langley, Beckenham BR3 6SB

Contact our Park Langley office to view this STUNNING DETACHED HOUSE in sought after location with wonderful 37m (120ft) garden enjoying best of the sunshine through to the evening. FIVE/SIX BEDROOMS with exquisite main bedroom having ample wardrobes, Juliet Balcony and excellent en suite bathroom. Guest suite and extra bedroom/office on top floor with galleried landings giving striking first impression in entrance hall. Outstanding open plan 9.6m x 8.5m (31ft x 27ft) fitted kitchen/living room with Sonos Speakers and sliding doors linking to 8m (26ft) terrace, perfect for a growing family and summer parties. Exceptional specification with UNDERFLOOR HEATING to all three floors, superior insulation, aluminium double glazing, in-and-out driveway, three high specification bathrooms and cloakroom.

Location

Situated at the heart of Park Langley, this is an extremely sought after area with local Schools including the popular Highfield and Unicorn Primary Schools as well as Langley Park Primary and Secondary Schools. Local shops are at the top corner of Westmoreland Road or by the Park Langley roundabout on Wickham Road, with an entrance to Kelsey Park just beyond. 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 also offering tram services to Croydon and Wimbledon. Local sporting facilities include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd Leisure Club on Stanhope Grove.



Ground Floor

Entrance Hall

4.89m max x 3.31m max (16'1 x 10'10) includes stairs, pair of full height fitted cupboards with one concealing fuses and hub for CAT6 cabling, tiled floor, double glazed panels beside front door

Cloakroom

1.96m x 1.39m (6'5 x 4'7) white low level wc, wash basin with mixer tap, tiled floor, double glazed window to side

Study

3.27m x 1.92m (10'9 x 6'4) base cupboards with shelves above, wood strip flooring, double glazed window to front with plantation shutters

Sitting Room

4.51m max x 3.27m max (14'10 x 10'9) includes handsome fireplace with fitted living flame gas fire, deep square bay with double glazed windows to front having plantation shutters

Magnificent Kitchen/Living Room

9.61m max x 8.51m max (31'6 x 27'11) open plan to sitting room and hall with Sonos speakers and tiled floor, arranged as follows:

~ Dining Area

6.78m x 3.72m (22'3 x 12'2) space for large table, pair of full height storage/coat cupboards and matching doors to utility room, dresser style cocktail bar with wine fridge and glass shelves

~ Kitchen Area

5.75m x 4.82m (18'10 x 15'10) beautifully appointed with extensive base cupboards and deep drawers beneath quartz work surface, large island unit with breakfast bar and butler sink having mixer tap including boiler water, cooker hood above Stoves range cooker, eye level cupboards, large integrated fridge and freezer plus integrated dishwasher, double doors to pantry plus full height cupboard and breakfast pantry cupboard with deep drawers beneath, double glazed rooflight panel and wide three part double glazed sliding doors to terrace

~ Living Area

4.08m x 3.4m (13'5 x 11'2) recess with concealed wiring for wall mounted TV, large double glazed roof lantern, lovely view over garden



Utility Room

3.53m x 1.98m (11'7 x 6'6) base cupboards plus slimline dishwasher beneath L-shaped work surface with inset stainless steel sink having shower spray mixer tap, space for washing machine and tumble dryer, Gledhill pressurised hot water cylinder and Vaillant wall mounted gas boiler, tiled floor, double glazed window and door to side

First Floor

Galleried Landing

5.97m max x 3.41m max (19'7 x 11'2) beautifully spacious with staircase to top floor and double glazed window to front having plantation shutters

Bedroom 1

6.31m max x 4.68m max (20'8 x 15'4) includes en suite and range of fitted wardrobes, double glazed windows and doors with Juliet balcony overlooking garden

En Suite Shower Room

2.28m x 1.99m (7'6 x 6'6) wet room shower with glazed screen having separate hand shower, white low level wc, double sink with mixer taps having drawers beneath, tiled walls with large mirror above basin, tiled floor, double glazed window to side

Bedroom 2

5.89m max x 3.26m max (19'4 x 10'8) includes fitted wardrobes, deep square bay with double glazed windows to front having plantation shutters

Bedroom 3

4.21m max x 4.16m max (13'10 x 13'8) double glazed window to rear

Bedroom 4

2.9m x 2.46m (9'6 x 8'1) currently arranged as dressing room with extensive wardrobes and drawers, double glazed window to front with plantation shutters

Family Bathroom

2.94m x 1.95m (9'8 x 6'5) white freestanding bath with mixer tap, low level wc, tiled shower with hinged door having separate hand shower, wide wash basin with mixer tap having deep drawers beneath, wall tiling, heated ladder towel rail, tiled floor, double glazed window to side

Second/Top Floor

Top Landing

4.21m x 2.47m (13'10 x 8'1) approached via return staircase, double doors to eaves storage, wood strip flooring, double glazed Velux window to front



Bedroom 5/Guest Suite

3.97m x 4.22m (13'0 x 13'10) wood strip flooring, double glazed Velux window to side

En Suite Shower Room

2.91m max x 2.04m (9'7 x 6'8) includes generous wet room shower defined by tiled wall, wash basin with mixer tap having deep drawers beneath, white low level wc, wall tiling, heated ladder towel rail, doors to eaves storage, double glazed Velux window to side

Bedroom 6/Office

6.58m x 1.93m (21'7 x 6'4) pair of fitted L-shaped corner desks, wood strip flooring, two sets of doors to eaves storage and double glazed Velux window to side

Outside

Front Garden

in and out driveway with defined borders including shrubs, plants and trees

Rear Garden

about 37m x 12m (122ft x 40ft) offering wonderful space for the family or entertaining with exceptional 8m (26'3) terrace linking via sliding doors to the stunning kitchen/living area, perfectly orientated to enjoy the afternoon sunshine through into the evening, gated side access to both sides of property, outside lights plus hot and cold water taps, wide steps to lawn with shed to far end, outside lights to flower beds and illuminating oak tree to far boundary

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