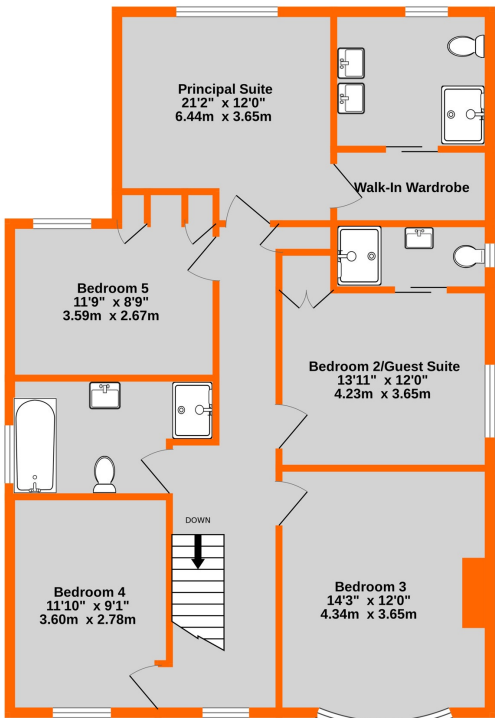
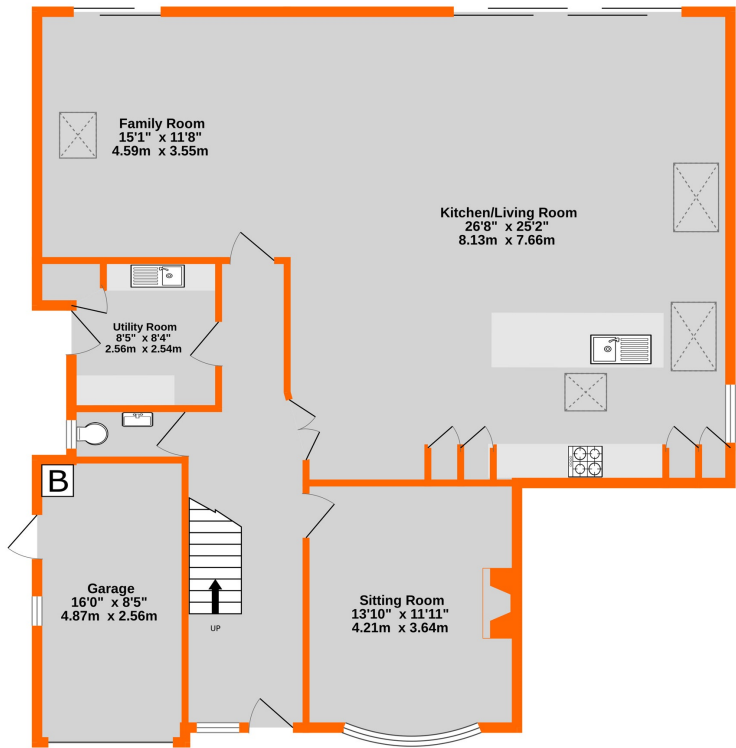


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
England, Scotland & Wales		
		EU Directive 2002/91/EC



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2400sq.ft. (223.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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Viewing by appointment with our Park Langley Office - 020 8658 5588

75 Brabourne Rise, Park Langley, Beckenham, Kent BR3 6SD

£1,450,000 Freehold

- Modernised to a high specification
- Five double bedrooms to first floor
- Stunning open plan fitted kitchen/living room
- Utility room and downstairs cloakroom
- Offered to the market 'Chain Free'
- Two en suites plus family bathroom
- 30m x 15m garden with southerly aspect
- Parking to front plus garage



75 Brabourne Rise, Park Langley, Beckenham, Kent BR3 6SD

A redeveloped family home with all modernisation carried out in only the last few years to a high specification. Being sold as 'Chain Free', the accommodation is over two floors with everything the growing family needs, including the stunning open plan kitchen/living area to the rear of the house, with app based smart underfloor heating system beneath the polished concrete flooring to this area and the utility room. There is also a family room within this area but this could be separated, if desired. Including a principal suite with walk-in wardrobe, the first floor has five good size bedrooms, a further en suite shower room, and stunning family bathroom off the spacious landing. Externally there is off street parking to the front driveway and a rear garden of large proportions, due to the 15.46m (50ft) wide plot, with irrigation system, electrically operated roller door to the integral garage which houses the boiler for central heating and pressurised hot water cylinder. This property is beautifully presented and internal viewing is highly recommended.

Location

This property has great schools in the vicinity including the popular Langley Park Schools, Highfield and Unicorn. West Wickham station (Charing Cross) is about three quarters of a mile away and Beckenham Junction or Bromley South stations are both about a mile and a half away. Bromley and Croydon Town Centres are within easy reach by car and local shops are available at the corner of Westmoreland Road and Pickhurst Lane as well as at the end of Wickham Way by the Park Langley Roundabout.



Ground Floor

Entrance Hall

5.24m x 2.13m (17' 2" x 7' 0") plus further recess of 3.07m x 0.9m (10'1" x 3'0") leading to utility room, herringbone design stripped oak flooring, staircase with glass balustrade having drawers beneath providing storage for shoes, radiator, full height double glazed window beside front door

Cloakroom

1.96m x 0.89m (6' 5" x 2' 11") white low level wc with concealed cistern, wall mounted wash basin with mixer tap having feature mosaic tiled splashback, herringbone design oak flooring, radiator, extractor fan, double glazed window to side

Sitting Room

4.21m max x 3.64m max (13' 10" x 11' 11") wood burner to chimney recess, herringbone oak flooring, curved radiator set into bay with double glazed window to front

Kitchen/Living Room

8.13m x 7.66m (26' 8" x 25' 2") polished concrete floor with underfloor heating throughout, KITCHEN AREA 7.66m x 4.59m (25'2" x 15'1") beautifully appointed with bespoke kitchen providing ample base cupboards and drawers, full height units, symmetrical main wall having full height Bosch fridge to one end and Bosch freezer to other, AEG steam and conventional electric ovens, granite work surfaces with matching splashback, Induction hob with concealed extractor hood above, island unit with matching granite work surface with drainer for Franke 1½ bowl stainless steel sink with mixer tap, space for wine fridge, integrated Miele dishwasher and further base cupboards with breakfast bar and further storage beneath, feature exposed RSJ's with vaulted ceiling to one end of room having Velux windows and full height double glazed window providing plenty of natural light, LIVING AREA 7.46m x 3.55m (24'6" x 11'8"), vaulted ceiling and large double glazed sliding doors to rear garden open plan to

Family Room

4.59m x 3.55m (15'1" x 11'8") polished concrete floor with underfloor heating, Velux window and double glazed bi-fold doors with electrically operated blind to rear garden, glazed door to entrance hall - currently open plan to kitchen/living room but could easily be separated

Utility Room

2.56m max x 2.54m max (8' 5" x 8' 4") work surface with sink and drainer plus mixer tap, cupboards beneath with contrasting units above, full height shelved cupboard, plumbing for washing machine and base cupboards with surface area above, extractor fan, tiled floor with underfloor heating, folding door to large coat cupboard beside double glazed door to side

First Floor

Landing

8.2m max x 2.13m max (26' 11" x 7' 0") beautiful area with glass balustrade, trap to loft, sky tunnel providing natural light, fitted shelved cupboard, radiator beneath double glazed window to front

Principal Suite

6.44m max x 3.65m (21' 2" x 12' 0") divided into three areas with bedroom having radiator beneath large double glazed window to rear, walk in wardrobe providing hanging and shelving with pocket door to

En Suite Shower Room

beautifully appointed with large tiled shower having glazed sliding door and large fixed shower head above with further hand spray attachment, twin wash basins with drawers beneath and tiled splashback, low level wc, ceramic floor tiling with underfloor heating, chrome heated towel rail, feature pendant lights, extractor fan, double glazed window to rear

Guest Suite/Bedroom 2

4.23m max x 3.65m max (13' 11" x 12' 0") with fitted wardrobe, radiator beneath double glazed window to side

En Suite Shower Room

tiled shower cubicle with glazed sliding door and fixed overhead shower, wash basin with mixer tap having drawers beneath and tiled splashback, low level wc, ceramic floor tiling with underfloor heating, chrome heated towel rail, extractor fan, double glazed window to side

Bedroom 3

4.34m max into bay x 3.65m max (14' 3" x 12' 0") two radiators, bay with double glazed windows to front

Bedroom 4

3.6m max x 2.78m max (11' 10" x 9' 1") includes recess with fitted wardrobes, radiator beneath double glazed window to rear

Bedroom 5

3.59m max x 2.67m max (11' 9" x 8' 9") radiator beneath double glazed window to front

Family Bathroom

3.58m max x 2.05m max (11' 9" x 6' 9") white central tiled panelled bath having mixer tap and shower spray attachment, tiled shower cubicle with fixed overhead shower, low level wc, feature wash basin with wall mounted mixer tap, tiled splashback, chrome heated towel rail, ceramic floor tiling with underfloor heating, extractor fan, double glazed window to side

Outside

Front Garden

large block paved driveway providing spaces for several cars, slate chipping border within curved boundary wall to front and side plus small area of lawn

Garage

4.87m max x 2.56m max (16' 0" x 8' 5") electrically operated roller door, Ideal pressurised hot water cylinder and boiler for central heating with water softener and modern replaced fuse box, electric meter and gas meter, window to side

Rear Garden

30.42m x 15.46m (99' 10" x 50' 9") full width paved terrace, external lighting, power point and electrically operated blind, gated access to front and side, large area of lawn with planted borders to both sides and rear, further paved terrace to far end

Additional Information

Council Tax

London Borough of Bromley - Band G  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
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