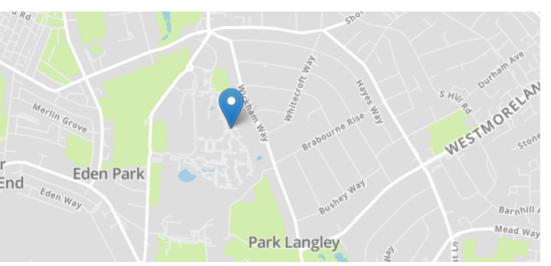
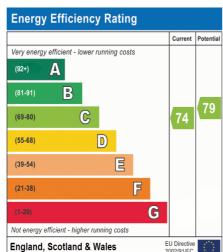
Park Langley Office

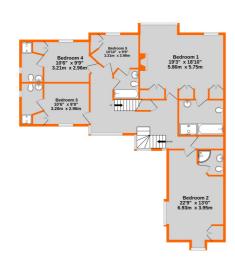
- 104 Wickham Road, Beckenham, BR3 6QH
- **2** 020 8658 5588
- parklangley@proctors.london

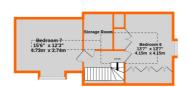












TOTAL FLOOR AREA: 3746sq.ft. (348.0 sq.m.) approx

gents 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 nd 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 ompanies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.



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

5 Bucknall Way, Langley Park, Beckenham, Kent BR3 3XL

Offers Over £2,000,000 Freehold

- Wonderfully spacious detached family home
- SEVEN GOOD BEDROOMS and FIVE BATHROOMS
- Large Stoneham fitted kitchen/breakfast room
- Generous drawing room and dining room
- Delightful setting with attractive rear garden
- Prime gated development with 24 hour security
- Cloakroom and utility room also by Stoneham
- Driveway, double garage and modern boilers







5 Bucknall Way, Langley Park, Beckenham, Kent BR3 3XL

Originally a show home, built to one of the largest designs in this prestigious gated development with 24 hour security, this property occupies one of the best plots in an exclusive enclave at the beginning of Bucknall Way. SEVEN BEDROOMS, FIVE BATHROOMS and easily accessed storage room on upper two floors matched by generous ground floor with possible scope for further extension, subject to planning permission and other required consents. Stoneham fitted kitchen/breakfast room, utility room and cloakroom, impressive drawing room, dining/family room and conservatory. Beautiful rear garden backing onto houses on Wickham Way plus ample parking and double garage. A rare opportunity to buy one of the flagship properties at the beginning of this first class gated development.

Location

This prestigious development has a gated entrance off South Eden Park Road, manned 24 hours a day providing excellent security. The development has beautiful areas of park-like grounds and there is a pedestrian gate from Bucknall Way giving direct access to Park Langley Tennis Club. Another gate, accessed via St Martins Lane, can be used to shorten the walk to Eden Park station as well as Unicorn Primary School and the Langley Park Schools (Primary and Secondary). Local shops are available by the Park Langley roundabout including a Tesco Express and other local sporting facilities include David Lloyd Club on Stanhope Grove and Langley Park Golf Course.









Impressive Entrance Hall

tall double glazed windows beside front door

appointed by Stoneham with white low level wc, wash basin with drawers beneath, wall tiling, radiator, tiled floor

extensive base cupboards and drawers including deep pan drawers plus windows to rear having plantation shutters Siemens integrated dishwasher beneath quartz work surfaces, cooker hood above touch control Induction hob, inset stainless steel sink with Quooker

En Suite Bathroom tap, pair of Siemens built in electric ovens plus microwave and eye level 3.20m x 2.52m (10'6 x 8'3) feature roll top bath set into tiled surround with 2.53m x 2.1m (8'3 x 6'11) easily accessible from landing with wood strip floor cupboards, wine fridge, pull out larder units beside space for American central mixer tap and shower attachment, large shower cubicle hinged door, fridge/freezer, circular dining table and island unit with quartz top extending low level wc, wash basin set into base unit with double cupboard and Outsid to breakfast bar having large drawers beneath, tiled floor, two upright shelves below, tiled walls, heated ladder towel rail, wall light and shaver radiators, space for armchairs or sofa, square bay with double glazed point, tiled floor, double glazed window to side windows and doors to garden plus further double glazed doors to side

3.93m max x 2.82m max (12'11 x 9'3) includes area with double glazed door side with plantation shutters to side, fitted by Stoneham with quartz work surface having inset Franke stainless steel sink and mixer tap with cupboards beneath plus space for **En Suite Shower Room** washing machine and tumble dryer, two double larder cupboards, tiled floor, tiled shower with Grohe controls and hinged curved doors, wash basin with upright radiator, double glazed window to side

Dining Room

4.57m x 3.81m (15'0 x 12'6) handsome through fireplace also open to kitcher with living flame gas fire, two radiators, tall double glazed windows with Bedroom 3

Impressive Drawing Room

fireplace and living flame gas fire having full width tiled hearth plus two 2.97m max x 1.39m max (9'9 x 4'7) shower cubide with hinged door, pedestal Maintenance glazed window to front with plantation shutters plus further tall windows double glazed window to side with plantation shutters beside doors to conservatory

3.86m x 3.23m (12'8 x 10'7) Amtico flooring, Dimplex electric radiator, double double glazed window to rear with plantation shutters glazed with windows overlooking garden and doors to terrace

fitted corner desk unit extending to two walls with drawers and cupboards point, double glazed window to side with plantation shutters below, radiator, hardwood flooring, bookshelves, double glazed window to front with plantation shutters



Elegant and Spacious Landing

to top floor, two radiators, large airing cupboard with two hot water cylinders, double glazed windows to front with plantation shutters including $\quad \textbf{Bedroom 6}$

5.86m max x 5.75m max into bay (19'3 x 18'10) three built in double wardrobes, ceiling speakers, stone fireplace living flame gas fired, two Bedroom 7 7.05m max x 6.68m max (23'2 x 21'11) Stoneham fitted kitchen with radiators, double glazed window and square bay with double glazed 4,73m x 3.74m (15'6 x 12'3) radiator, wood strip flooring, double glazed

6.93m max x 3.95m (22'9 x 13'0) includes en suite shower room and built in double wardrobe, two radiators, large double glazed windows to front and

drawers beneath, low level wc having cupboard to one side, tiled walls, Rear Garden shaver point, chrome heated towel rail, tiled floor, double glazed Velux about 18m x 21m (60ft x 70ft) extensive paved terrace and gravelled area

3.2m x 2.96m (10'6 x 9'9) plus built in double wardrobe and en suite, around garage with gate to driveway radiator, double glazed window to front with plantation shutters

6.82m x 5.58m max (22'5 x 18'4) includes beamed Inglenook with brick built En Suite Shower Room

double glazed windows beside chimney breast, three radiators, large double wash basin, low level wc, wall tiling, radiator, wall light and shaver point, Properties on Langley Park pay a service charge for the upkeep of communa

3.21m x 2.96m (10'6 x 9'9) plus double wardrobe and en suite, radiator, Council Tax

2.96m max x 1.39m max (9'9 x 4'7) shower cubicle having hinged door, Utilities 2.98m x 2.38m (9'9 x 7'10) plus built in cupboard extending beneath stairs, pedestal wash basin, low level wc, wall tiling, radiator, wall light and shaver MAINS - Gas, Electricity, Water and Sewerage

 $3.31m \times 2.98m \; (10'10 \times 9'9) \; includes \; built \; in \; double \; wardrobe, \; radiator, \\ \quad checker.ofcom.org.uk/en-gb/broadband-coverage \; (10'10 \times 9'9) \; includes \; built \; in \; double \; wardrobe, \; radiator, \\ \quad checker.ofcom.org.uk/en-gb/broadband-coverage \; (10'10 \times 9'9) \; includes \; built \; in \; double \; wardrobe, \; radiator, \\ \quad checker.ofcom.org.uk/en-gb/broadband-coverage \; (10'10 \times 9'9) \; includes \; built \; in \; double \; wardrobe, \; radiator, \\ \quad checker.ofcom.org.uk/en-gb/broadband-coverage \; (10'10 \times 9'9) \; includes \; built \; in \; double \; wardrobe, \; radiator, \\ \quad checker.ofcom.org.uk/en-gb/broadband-coverage \; (10'10 \times 9'9) \; includes \; (10'10 \times$ double glazed window to rear with plantation shutters

En Suite/Family Bathroom

 $2.1 \text{m} \times 1.95 \text{m}$ (6'11 x 6'5) white panelled bath with mixer tap and shower attachment, low level wc, pedestal wash basin, wall tiling, radiator, wall



Landing

5.93 m x 3.23 m max (19'5 x 10'7) tiled floor, two built in cupboards, radiator. main area 5.9 m max x 4.02 m (19'4 x 13'2) includes cupboard beneath stairs 2.9 m x 2.61 m (9'6 x 8'7) approached via wide staircase, wood strip flooring

4.15m x 4.15m (13'7 x 13'7) plus built in double wardrobe and pair of large double cupboards concealing cold water tanks, wood strip flooring, radiator double glazed leaded light window to side with plantation shutters

window to front with plantation shutters

6.14m x 5.65m (20'2 x 18'6) electrically operated up and over door, light and

ower, two Worcester wall mounted gas boilers, water softener, gas meter trip fuses, double glazed windows to rear and door to side

with brick edging, well stocked borders and shaped area of lawn with established shrubs, paved path beside of house with courtyard terrace by doors from kitchen/breakfast room, outside tap and pathway continuing

Additional Information

areas in the development - current charge circa £2,100pa - details to be

London Borough of Bromley - Band H Please visit: bromley.gov.uk/council-tax/council-tax-guide

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/mobile-coverage