



TOTAL FLOOR AREA : 3746sq.ft. (348.0 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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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

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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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.



Ground Floor

Impressive Entrance Hall

5.93m x 3.23m max (19'5 x 10'7) tiled floor, two built in cupboards, radiator, tall double glazed windows beside front door

Cloakroom

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

Kitchen/Breakfast Room

7.05m max x 6.68m max (23'2 x 21'11) Stoneham fitted kitchen with extensive base cupboards and drawers including deep pan drawers plus Siemens integrated dishwasher beneath quartz work surfaces, cooker hood above touch control Induction hob, inset stainless steel sink with Quooker tap, pair of Siemens built in electric ovens plus microwave and eye level cupboards, wine fridge, pull out larder units beside space for American fridge/freezer, circular dining table and island unit with quartz top extending to breakfast bar having large drawers beneath, tiled floor, two upright radiators, space for armchairs or sofa, square bay with double glazed windows and doors to garden plus further double glazed doors to side courtyard all with plantation shutters

Utility Room

3.93m max x 2.82m max (12'11 x 9'3) includes area with double glazed door to side, fitted by Stoneham with quartz work surface having inset Franke stainless steel sink and mixer tap with cupboards beneath plus space for washing machine and tumble dryer, two double larder cupboards, tiled floor, 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 kitchen with living flame gas fire, two radiators, tall double glazed windows with plantation shutters beside doors to terrace

Impressive Drawing Room

6.82m x 5.58m max (22'5 x 18'4) includes beamed Inglenook with brick built fireplace and living flame gas fire having full width tiled hearth plus two double glazed windows beside chimney breast, three radiators, large double glazed window to front with plantation shutters plus further tall windows beside doors to conservatory

Conservatory

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

Study

2.98m x 2.38m (9'9 x 7'10) plus built in cupboard extending beneath stairs, fitted corner desk unit extending to two walls with drawers and cupboards below, radiator, hardwood flooring, bookshelves, double glazed window to front with plantation shutters



First Floor

Elegant and Spacious Landing

main area 5.9m max x 4.02m (19'4 x 13'2) includes cupboard beneath stairs to top floor, two radiators, large airing cupboard with two hot water cylinders, double glazed windows to front with plantation shutters including feature corner windows

Bedroom 1

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 radiators, double glazed window and square bay with double glazed windows to rear having plantation shutters

En Suite Bathroom

3.20m x 2.52m (10'6 x 8'3) feature roll top bath set into tiled surround with central mixer tap and shower attachment, large shower cubicle hinged door, low level wc, wash basin set into base unit with double cupboard and shelves below, tiled walls, heated ladder towel rail, wall light and shaver point, tiled floor, double glazed window to side

Bedroom 2

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 side with plantation shutters

En Suite Shower Room

tiled shower with Grohe controls and hinged curved doors, wash basin with drawers beneath, low level wc having cupboard to one side, tiled walls, shaver point, chrome heated towel rail, tiled floor, double glazed Velux window to side

Bedroom 3

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

En Suite Shower Room

2.97m max x 1.39m max (9'9 x 4'7) shower cubicle with hinged door, pedestal wash basin, low level wc, wall tiling, radiator, wall light and shaver point, double glazed window to side with plantation shutters

Bedroom 4

3.21m x 2.96m (10'6 x 9'9) plus double wardrobe and en suite, radiator, double glazed window to rear with plantation shutters

En Suite Shower Room

2.96m max x 1.39m max (9'9 x 4'7) shower cubicle having hinged door, pedestal wash basin, low level wc, wall tiling, radiator, wall light and shaver point, double glazed window to side with plantation shutters

Bedroom 5

3.31m x 2.98m (10'10 x 9'9) includes built in double wardrobe, radiator, double glazed window to rear with plantation shutters

En Suite/Family Bathroom

2.1m x 1.95m (6'11 x 6'5) white panelled bath with mixer tap and shower attachment, low level wc, pedestal wash basin, wall tiling, radiator, wall light and shaver point



Top Floor

Landing

2.9m x 2.61m (9'6 x 8'7) approached via wide staircase, wood strip flooring

Bedroom 6

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

Bedroom 7

4.73m x 3.74m (15'6 x 12'3) radiator, wood strip flooring, double glazed window to front with plantation shutters

Storage Room

2.53m x 2.1m (8'3 x 6'11) easily accessible from landing with wood strip floor

Outside

Front Garage

extensive brick pavior driveway and borders stocked with a variety of shrubs and plants

Double Garage

6.14m x 5.65m (20'2 x 18'6) electrically operated up and over door, light and power, two Worcester wall mounted gas boilers, water softener, gas meter, trip fuses, double glazed windows to rear and door to side

Rear Garden

about 18m x 21m (60ft x 70ft) extensive paved terrace and gravelled area 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 around garage with gate to driveway

Additional Information

Maintenance

Properties on Langley Park pay a service charge for the upkeep of communal areas in the development - current charge circa £2,100pa - details to be confirmed

Council Tax

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

Utilities

MAINS - Gas, Electricity, Water and Sewerage

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