





4 Malmain Close, Park Langley, Beckenham BR3 6SE

A long term family home extended to the ground and first floor and also providing a large loft space. The many ground floor rooms provide adaptable accommodation which currently includes bedroom 6 and en suite. There are some areas with modern fittings but the decor along with other cosmetics will need updating. Externally there is off street parking to the front and a rear garden which widens to the far end featuring a barely-used timber summerhouse and brick built office space, perfect for the growing family and offering the ability to work from home.

Location

Situated off Malmain Way, Malmain Close is about half a mile from the sought after Langley Park and Unicorn Schools with Eden Park station a little further on with trains to Charing Cross and London Bridge. Other stations in the area include Shortlands, Bromley South and West Wickham offering regular services to London and from Beckenham Junction station there are trams to Croydon and Wimbledon. Local shops can be found on Wickham Road by the Park Langley roundabout with an entrance to Kelsey Park just beyond.



Ground Floor

Enclosed Porch

3.89m x 0.99m (12' 9" x 3' 3") double glazed sliding doors with matching windows, tiled floor, base cupboard, downlights, glazed door to

Entrance Hall

5.08m max x 2.67m max (16' 8" x 8' 9") to include cupboard beneath stairs, wood effect floor, radiator, sliding doors to living room and matching door to kitchen

Cloakroom

2.13m x 1.04m (7' x 3' 5") low level wc, wash basin set onto tiled surface with cupboard beneath, mirror fronted cabinet above, fully tiled walls, wood effect floor, radiator, porthole window to front

Living Room

9.83m x 4.27m (32' 3" x 14') plus deep bay 1.44m x 1.06m (4'9" x 3'6") with radiator and replacement double glazed windows to front, SITTING AREA 6.45m x 4.26m (21'2" x 14'0") wood effect floor, two double glazed windows to side, radiator, wall light points, archway to DINING AREA 4.26m x 3.20m (14'0" x 10'6") wood effect floor, radiator, double glazed sliding doors to

Breakfast Room

4.06m x 2.44m (13' 4" x 8') tiled floor, radiator, double glazed patio doors to rear garden

Kitchen

7.39m x 2.67m (24' 3" x 8' 9") re-appointed with gloss fronted base cupboards and drawers plus matching eye level units, granite work surface with matching upstand incorporating drainer for stainless steel double sink having mixer tap and breakfast bar with radiator beneath, integrated AEG appliances including eye level combination microwave oven, traditional electric oven, extractor hood above hob, dishwasher, space for American style fridge/freezer, tiled floor, downlights

Bedroom 6

4.04m max x 2.74m max (13' 3" x 9') to include fitted wardrobe, tiled floor, radiator beneath double glazed window to rear

En Suite Shower Room

2.44m x 1.17m (8' x 3' 10") plus recess with Roca wash basin having mixer tap and cupboard beneath, full width shower with glazed sliding door, Roca low level wc, tiled walls and floor, extractor fan, downlights, radiator, double glazed window to side and front



Study

5.69m x 2.39m (18' 8" x 7' 10") wood finish floor, downlights, double glazed sliding door to rear garden

Utility Room

2.44m x 2.34m (8' x 7' 8") base cupboards and drawers beneath granite work surface, inset stainless steel sink and drainer with mixer tap, matching eye level cupboards, plumbing for washing machine, floor tiling, radiator, downlights, double glazed window to side

First Floor

Landing

3.73m max x 2.74m max (12' 3" x 9') to include stairwell plus secondary landing, wood effect floor, trap to loft space

Bedroom 1

4.27m x 3.58m (14' x 11' 9") to include fitted furniture to one wall, wood effect floor, radiator, wall light points, double glazed windows to front

Bedroom 2

4.27m x 3.23m (14' x 10' 7") to include fitted furniture to one wall, wood effect floor, radiator, double glazed windows to rear

Bedroom 4

3.20m x 2.77m (10' 6" x 9' 1") to include fitted furniture, wood effect floor, radiator beneath double glazed window to side

Bedroom 5

3.05m x 2.67m (10' x 8' 9") to include fitted furniture, wood effect floor, radiator beneath double glazed windows to front

Family Bathroom

3.78m x 2.67m (12' 5" x 8' 9") corner bath, shower cubicle with glazed hinged door, low level wc, bidet and twin basins set onto tiled surface with cupboard beneath and matching wall cupboards either side of mirror with shaver point above, fully tiled walls, wood effect floor, radiator, downlights, double glazed window to rear

Bedroom 3/Guest Suite

4.62m x 2.44m (15' 2" x 8') wood effect floor, wall light points, radiator beneath double glazed windows to front

2nd En Suite Shower Room

2.26m x 1.22m (7' 5" x 4') white full width shower cubicle via glazed sliding door, low level wc, wash basin with cupboard beneath, fully tiled walls, floor tiling, shaver point, radiator, downlights, extractor fan, double glazed window to side



2nd Kitchen/Utility Room

4.06m x 2.39m (13' 4" x 7' 10") base cupboards and drawers with matching eye level units, granite work surfaces, inset stainless steel sink and drainer with mixer tap, integrated fridge/freezer, stainless steel Neff extractor hood above hob, electric oven beneath, integrated Neff washing machine, wood finish floor, radiator, downlights, double glazed window to side and rear

Outside

Front Garden

area of lawn, paved to provide off street parking

Garage

5.33m x 2.46m (17' 6" x 8' 1") electrically operated up and over door, Vaillant boiler for central heating, hot water cylinder with pump, power and light, water tap, double glazed window to side

Rear Garden

about 18.3m x 16.8m widening to 20.4m (60ft x 55ft to 67ft) paved terrace and path either side of property providing gated access to front with sensor lighting and water taps, power points, lawn, fruit trees, paved path leading to office, timber shed behind with power

Brick Built Office

6.4m x 3.65m (21'0" x 12'0") in two areas 3.65m x 2.33m (12'0" x 7'7") tiled floor, electric heater, fuse box, downlights, double glazed window to rear, double glazed sliding door to front, 3.96m x 3.65m (13'0" x 12'0") tiled floor, kitchen area with base cupboards and drawers, matching eye level cupboard, granite work surface incorporating drainer for butler sink with mixer tap, electric heater, downlights, trap to loft space, double glazed window to rear, double glazed sliding doors to side and front

Summer House

5.94m x 3.91m (19' 6" x 12' 10") timber on concrete base, fuse box, wood finish floor, downlights, double glazed windows and double doors

Additional Information

Council Tax

London Borough of Bromley Band G

