



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

## 5 Top Park, Park Langley, Beckenham BR3 6RU

### £1,125,000 Freehold

- Semi detached house with lots of space
- SIX BEDROOMS and THREE BATHROOMS
- Three reception rooms off entrance hall
- Double glazing and new boiler July 2023
- Ideal for Langley Park and Highfield Schools
- Large extended kitchen/dining room
- Main bedroom with well appointed en suite
- 28m/126ft garden with sunny aspect

**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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The extended accommodation offered by this semi detached family home can't fail to impress. Offered for sale by our PARK LANGLEY OFFICE, the property is available with NO ONWARD CHAIN and is well located for sought after local schools including Langley Park and Highfield. Ground floor rear extension provides generous open plan kitchen/dining room with access to the LARGE GARDEN. Three further reception rooms including spacious sitting room, family room and study. SIX BEDROOMS including loft conversion with two bedrooms and shower room. Four bedrooms on fist floor with modern en suite to main bedrooms and family bathroom. This property eliminates the future expense of extending as this has already been done and offers buyers the opportunity to carry out some modernisation to their own tastes.

Location

Top Park is a sought after address on Park Langley with local schools including the popular Langley Park Secondary and Primary Schools as well Highfield and Unicorn Primary Schools. The closest shops are at the top corner of Westmoreland Road or approximately three-quarters of a mile away on Wickham Road, by the Park Langley roundabout. 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 and from here there are also tram services to Croydon and Wimbledon. Local recreational facilities include Kelsey Park, South Hill Woods, Langley Park Golf Course and Park Langley Tennis Club.



Ground Floor

Enclosed Porch

double glazed windows and doors

Entrance Hall

5.36m x 2.42m (17'7 x 7'11) includes cupboard beneath stairs, radiator, windows to porch beside front door

Cloakroom

2.42m x 1.14m (7'11 x 3'9) white low level wc having cupboard to one side, recessed wash basin having cupboard beneath, wall tiling, wood finish flooring, radiator, double glazed window to side

Sitting Room

5.35m max x 4.28m max (17'7 x 14'1) handsome fireplace with painted surround and living flame gas fire, radiator, wide bay with double glazed windows to front

Family Room

4.98m max x 3.84m max (16'4 x 12'7) includes fireplace with living flame gas fire, two radiators, rear bay with double glazed windows and doors to garden

Study

4.72m x 2.38m (15'6 x 7'10) includes tall cupboard, radiator, double glazed windows to front and side

Kitchen/Dining Room

5.91m x 5.43m (19'5 x 17'10) extensive quartz work surfaces with base cupboards and drawers beneath, wall cabinets, inset single drainer double bowl sink with mixer tap, Classic 110 Rangemaster cooker with 5-burner gas hob plus ceramic hotplate, space for large fridge, freezer and washing machine, Vaillant wall mounted gas boiler installed 19.07.23, double glazed window to rear plus further double glazed window and door to side, tiled floor extending to DINING AREA with dresser unit, space for dishwasher beneath work surface, radiator, double glazed window to side and patio door to garden

First Floor

Landing

4.13m max x 2.48m max (13'7 x 8'2) on two levels with staircase to top floor, radiator beneath double glazed window to rear

Separate WC

white low level suite, wash basin, radiator, double glazed window to rear

Bedroom 1

4.98m max x 3.85m max (16'4 x 12'8) includes fitted wardrobes, radiator, wide bay with double glazed windows to rear having plantation shutters

En Suite Shower Room

2.85m x 1.71m (9'4 x 5'7) tiled shower with glazed screens and hinged door, white low level wc, wash basin with cupboard beneath, wall tiling, radiator, tiled floor, double glazed window to rear

Bedroom 2

5.5m max x 3.89m max (18'1 x 12'9) includes extensive fitted wardrobes, radiator set into wide bay with double glazed windows to front

Bedroom 3

3.97m x 2.43m (13'0 x 8'0) includes fitted double wardrobe, radiator beneath double glazed window to front

Bedroom 4

2.84m x 2.78m (9'4 x 9'1) radiator beneath double glazed window to front

Family Bathroom

2.82m x 1.36m (9'3 x 4'6) includes double airing cupboard with insulated hot water cylinder, white panelled bath with mixer tap and shower attachment having hinged screen over, pedestal wash basin, tiled walls with inset mirror, radiator, double glazed window to side

Second/Top Floor

Top Landing

4.35m max x 1.89m max (14'3 x 6'2) includes stairs, deep double cupboard, additional eaves storage to front, double glazed window to side

Bedroom 5

4.39m max x 3.4m (14'5 x 11'2) includes fitted wardrobes, radiator beneath double glazed window to rear

Bedroom 6

4.52m x 3.11m (14'10 x 10'2) plus recess with low level double glazed Velux window, eaves storage, door to Bedroom 5, radiator, double glazed Velux window to front

Shower Room

2.13m x 1.73m (7'0 x 5'8) tiled shower with hinged door, white low level wc, pedestal wash basin, wall tiling, radiator, double glazed window to rear

Outside

Front Garden

borders and extensive block paved driveway with parking for several cars

Rear Garden

38.4m x 11m max (126ft x 36ft) enjoys best of the midday sunshine, large terrace with outside lights and tap, paved path with gate for side access, small pond with rockery surround, main lawn with stepping stone pathway, well stocked borders, vegetable beds, mature apple tree, useful sheds and greenhouse to far end

Additional Information

Council Tax

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