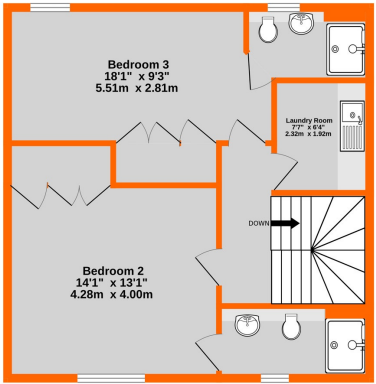
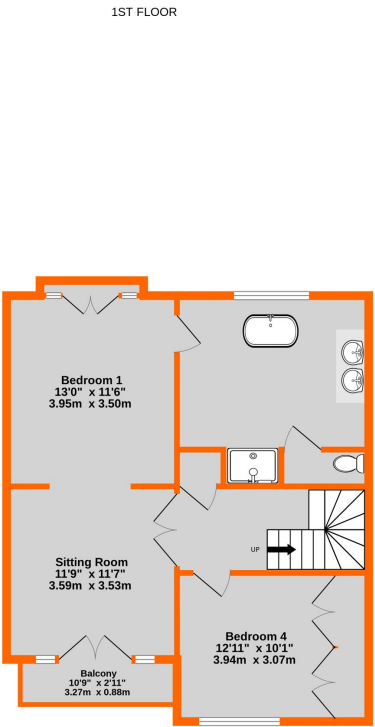
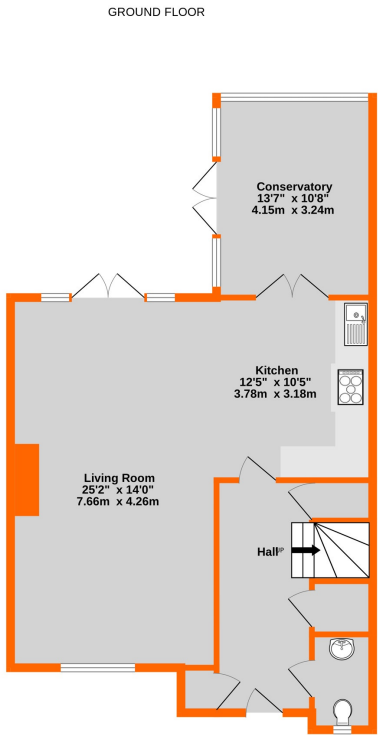
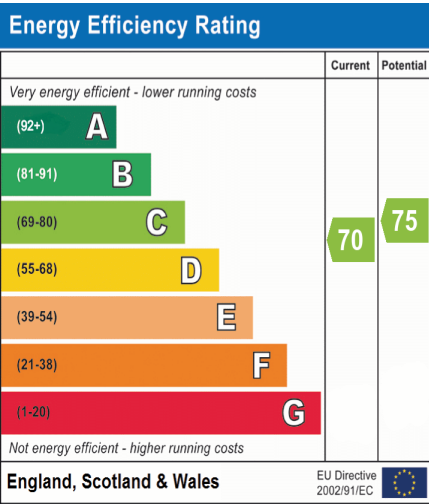
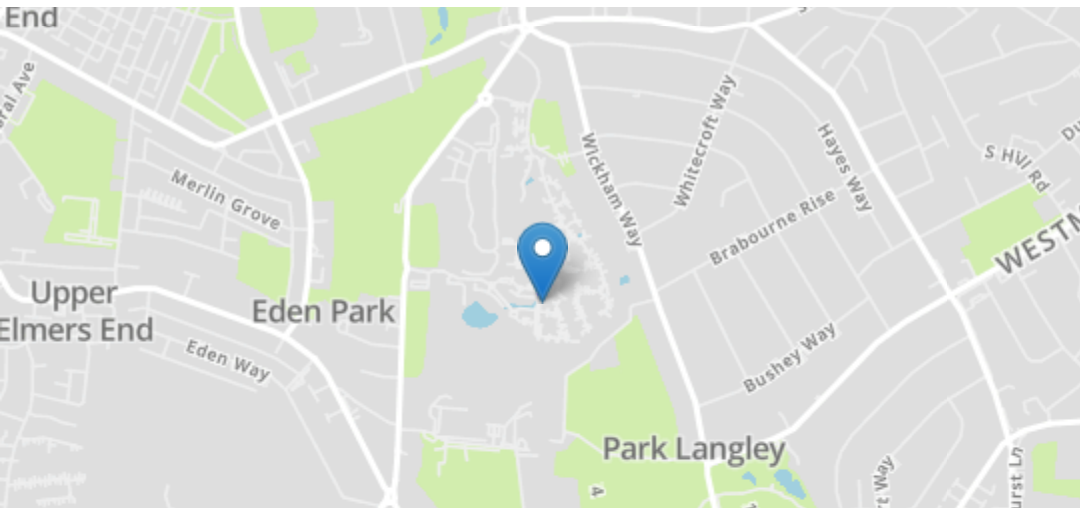


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TOTAL FLOOR AREA : 2133sq.ft. (198.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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

4 Adamson Way, Langley Waterside, Beckenham BR3 3GP

£990,000 Freehold

- Town house with generous accommodation
- Modern gated development with 24 hour security
- Ideal for Langley Park and Unicorn schools
- Larger than expected garden with terrace
- Impressive living room and open plan kitchen
- Four double bedrooms and three en suites
- Upstairs laundry room and cloakroom off hall
- Private parking space to front and by garage



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Viewing recommended if you favour LANGLEY PARK or UNICORN schools and need spacious accommodation with FOUR DOUBLE BEDROOMS and three en suites in a gated development with 24 HOUR SECURITY. Generous entrance hall leads to the fitted kitchen and wonderful open plan living room giving an immediate sense of space. Improved conservatory with doors to terrace and garden that is larger than most comparable properties on this development. Fabulous main bedroom suite with large en suite and bedroom open plan to sitting room with doors to front balcony. Laundry room on top floor, cloakroom off hall, private parking space to front and garage plus additional parking to rear.

Location

Langley Waterside is a prestigious gated development off South Eden Park Road, with 24 hour security. The highly sought after Langley Park Secondary and Primary Schools are in the immediate vicinity and Unicorn Primary School is just by the entrance to Langley Waterside, so couldn't be closer. Popular local sports facilities include Park Langley Tennis Club, Langley Park Golf Club on Barnfield Wood Road and David Lloyd Club on Stanhope Grove. Eden Park Station (London Bridge, Waterloo, Charing Cross and Cannon Street with DLR connection at Lewisham) is about a third of a mile away. West Wickham and Beckenham High Streets are both a little over a mile away and local shops will be found on Upper Elmers End Road near Eden Park Station or by the Park Langley roundabout on Wickham Road.



Ground Floor

Entrance Hall

4.83m x 1.93m (15'10 x 6'4) plus deep cupboard with power point, large cupboard beneath stairs, coat cupboard, chrome upright radiator, tiled floor

Cloakroom

1.97m x 1.13m (6'6 x 3'8) white wc and pedestal wash basin with mixer tap, wall tiling, radiator, tiled floor, double glazed window to front

Magnificent Living Room

7.66m x 4.26m (25'2 x 14'0) wood finish flooring, handsome fireplace with living flame gas fire, large double glazed window to front with plantation shutters, three radiators, full height double glazed panels beside doors to terrace

Open Plan Kitchen

3.78m x 3.18m (12'5 x 10'5) base cupboards and drawers plus integrated dishwasher beneath granite work surfaces with breakfast bar, stainless steel cooker hood above 5-burner gas hob, 1½ bowl stainless steel sinks with shower spray mixer tap, built in Bosch electric double oven and microwave, integrated upright fridge/freezer, wall tiling, eye level cupboards, tiled floor

Conservatory

4.15m x 3.24m max (13'7 x 10'8) tiled floor, radiator, plastered ceiling for improved year round use, double glazed with views over garden and doors to terrace

First Floor

Landing

3.94m x 1.98m (12'11 x 6'6) includes stairs to top floor, radiator, airing cupboard with Mega-flo hot water cylinder

Main Bedroom Suite

with three areas plus balcony

~ Sitting Room

3.59m x 3.49m (11'9 x 11'5) radiator, full height double glazed panels beside doors with plantation shutters to balcony

~ Balcony

3.27m x 0.88m (10'9 x 2'11) external power points, attractive views to front with canal water feature

~ Bedroom 1

3.95m x 3.5m (13'0 x 11'6) radiator, full height double glazed panels beside doors with plantation shutters and Juliet balcony overlooking garden

~ Generous En Suite Bathroom

3.8m x 3.69m (12'6 x 12'1) includes separate wc and tiled shower cubicle with replacement tray and sliding door, freestanding bath with mixer tap and hand shower, twin wash basins with drawers beneath, tiled walls, heated towel rail, shaver point, tiled floor, double glazed window to rear with plantation shutters

Bedroom 4

3.94m max x 3.07m (12'11 x 10'1) includes pair of built in double wardrobes, radiator, double glazed window to front with plantation shutters

Second/Top Floor

Landing

3.13m x 3.13m max (10'3 x 10'3) includes return staircase, hatch with fold down ladder to loft

Laundry Room

2.32m x 1.92m (7'7 x 6'4) single drainer stainless steel sink set into work surface with cupboard beneath plus space for washing machine and tumble dryer, radiator, tiled floor, wall tiling, eye level cupboard and Viessmann wall mounted gas boiler

Bedroom 2

4.28m x 4.00m (14'1 x 13'1) plus built in wardrobes, radiator, double glazed window to front with plantation shutters

Second En Suite

3.11m x 1.5m (10'2 x 4'11) full width tiled shower with folding doors, white wc and wash basin with mixer tap, wall tiling, shaver point, heated towel rail, double glazed window to front

Bedroom 3

5.51m x 2.81m (18'1 x 9'3) plus built in wardrobes, radiator, double glazed window to rear with plantation shutters

En Suite Shower Room

2.79m x 1.5m (9'2 x 4'11) full width tiled shower with replacement tray and sliding door, white wc and recessed wash basin with mixer tap, wall tiling, heated towel rail, tiled floor, double glazed window to rear with plantation shutters

Outside

Front Garden

box hedge and lawn beside paved parking space and path to front door

Garage

6m x 2.64m (19'8 x 8'8) at end of garden, electric up and over door, light and power, PARKING SPACE in front of garage plus additional tarmac access that could provide extra parking

Rear Garden

about 18m x 7.6m (59ft x 25ft) paved terrace, path to garage at far end, artificial lawn, attractive borders - a particularly good size compared to many properties on this development

Additional Information

Maintenance

annual charge to be confirmed

Council Tax

London Borough of Bromley - Band G
Please visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage