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47 Whitecroft Way, Park Langley, Beckenham BR3 3AQ

Impressive SIX BEDROOM detached house on first class road in the Park Langley Conservation Area with rooms of generous proportions having attractive wood strip flooring throughout the spacious entrance hall, both landings and all rooms with the exception of the THREE BATHROOMS, CLOAKROOM and large utility room. Wonderful family living space with study/family room plus dining room open plan to generous sitting room and fitted kitchen overlooking the garden. Four double bedrooms arranged off first floor landing plus spacious family bathroom and en suite to main bedroom. Two additional bedrooms plus shower room on top floor accessed via wide staircase. Large plot offers wide frontage with in-and-out driveway and 33.5m (110ft) garden with excellent Chalet to far end having light and power, ideal as retreat, games room or home office.

Location

Whitecroft Way is one of the best locations in the highly sought after Park Langley Conservation Area and this property is situated between the turnings into Malmains Way and Styles Way, on the opposite side of the road. The popular Langley Park Secondary Schools and Primary School are in the vicinity as well as Unicorn Primary School. The Park Langley shops, on Wickham Road, along with a Tesco Express and Majestic Wine by the roundabout, are about a quarter of a mile away along with an entrance to Kelsey Park. The property is convenient for three mainline stations to London and Bromley High Street is about a mile away. Local spots facilities include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd Club, situated on Stanhope Grove.



Ground Floor

Spacious Hall

5.34m x 3.37m (17'6 x 11'1) includes cupboard beneath handsome staircase, radiator, wood strip flooring, windows with double glazing beside front door

Cloakroom

2.01m x 1.54m (6'7 x 5'1) white wc and wash basin with cupboard beneath, tiled walls, chrome upright towel rail/radiator, tiled floor, doors to hall and utility room

Study/Family Room

3.94m x 2.75m (12'11 x 9'0) wood strip flooring, radiator, double glazed bay window to front with deep sill

Sitting Room

5.76m max x 4.43m (18'11 x 14'6) includes fireplace with living flame gas fire, radiator, wide bay with double glazed windows to front, wood strip flooring extending through wide opening to Dining Roo

Dining Room

4.89m max x 4.79m (16'1 x 15'9) fireplace with multi-fuel stove, two radiators, wide bay with double glazed windows and doors to garden

Open Plan Kitchen

4.65m x 3.06m (15 3 x 10'0) plus walk in pantry with double glazed window to rear, base cupboards and ample drawers including deep pan drawers plus Bosch integrated dishwasher and space for additional fridge beneath granite work surfaces, inset Bosch 5-burner gas hob with extractor above, 1½ bowl stainless steel sinks and drainer with mixer tap, Bosch built in electric double oven and microwave, wall tiling, eye level cupboards, full height cupboards beside space for American fridge/freezer, wood strip flooring, double glazed window to rear

Generous Utility Room

4.86m max x 2.52m max (15'11 x 8'3) single drainer stainless steel sink with mixer tap set into work surface with cupboards and drawers beneath plus space for washing machine, tumble dryer and additional appliance, wall tiling, eye level cupboards, pair of full height cupboards, tiled floor, radiator, roof-light, double glazed window to rear and door to side

First Floor

Landing

5.05m x 2.96m (16'7 x 9'9) includes linen cupboard, stairs to top floor, wood strip flooring, radiator, double glazed window to side

Bedroom 1

5.87m max x 4.85m max (19'3 x 15'11) includes fitted wardrobes, wood strip flooring, radiator set into wide bay with double glazed windows to rear

En Suite Bathroom

2.25m x 2.15m (7'5 x 7'1) tiled walk in shower with glazed screen, white Duravit wc and wide wash basin with drawers beneath, tiled walls, chrome upright towel rail/radiator, tiled floor, double glazed window to side

Bedroom 2

4.81m max x 4.47m max (15'9 x 14'8) wood strip flooring, radiator, double glazed window to front

Bedroom 3

4.65m max x 3.07m (15'3 x 10'1) includes fitted wardrobes, wood strip flooring, radiator, double glazed window to rear

Bedroom 4

3.55m max x 2.92m max (11'8 x 9'7) includes built in eaves cupboard, wood strip flooring, radiator, double glazed window to front

Family Bathroom

3.65m max x 2.91m max (12'0 x 9'7) large white bath with mixer tap and retractable hand shower, wc, corner shower cubicle with curved doors, wash basin with deep drawer beneath, tiled walls, chrome heated towel rail, tiled floor, double glazed windows to front and side

Second/Top Floor

Top Landing

3.37m max x 2.42m max (11'1 x 7'11) includes staircase return with double glazed window to side, eaves cupboard

Bedroom 5

4.9m max x 3.4m max (16'1 x 11'2) includes recess by door and eaves cupboard, additional double eaves cupboard, wood strip flooring, radiator, double glazed window to front and Velux window to side

Bedroom 6

3.4m x 2.84m (11'2 x 9'4) plus deep recess with low level Velux window beside eaves cupboard, additional double eaves cupboard, wood strip flooring, further Velux window to rear

Shower Room

1.95m max x 1.90m max (6'5 x 6'3) tiled shower cubicle with hinged door, wc and wash basin having deep drawer beneath, wall tiling, chrome heated towel rail, tiled floor, Velux window to rear

Outside

Front Garden

the generous plot affords a wide in and out driveway providing ample parking

Garage

5.03m x 2.75m max (16'6 x 9'0) electric up and over door, Megaflo pressurised hot water cylinder, water softener and Worcester wall mounted gas boiler, light and power, double glazed window to side and door to utility room

Rear Garden

about 33.5m x 15.5m (110ft x 51ft) paved terrace extending full width of property with outside light and water tap, gated access to both sides of property, gravelled walkways around raised beds, lawn, established borders, path to far end with timber shed and sleeper decking in front of CHALET

Excellent Garden Chalet

6.02m x 5.01m (19'9 x 16'5) with light and power, wood flooring, alarm system, double glazed window to side and beside double doors from decking

Additional Information

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

Mobile and Broadband

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