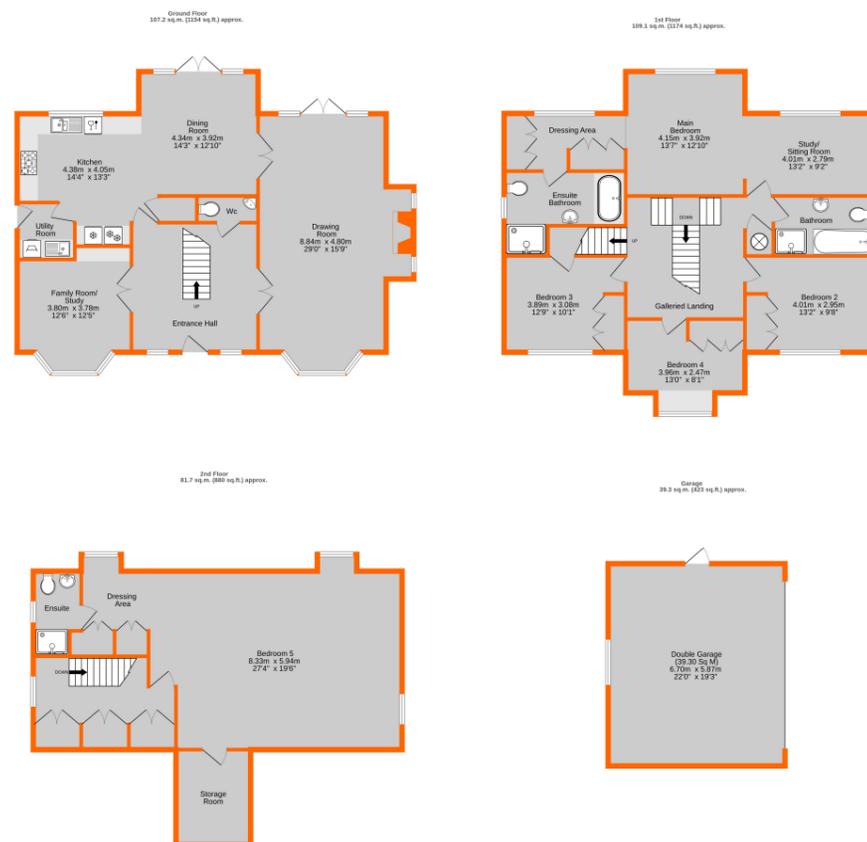


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Double Garage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 298.0 sq.m. (3208 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2026

**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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



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

27 Limewood Close, Langley Park, Beckenham BR3 3XW

**£1,690,000 Freehold**

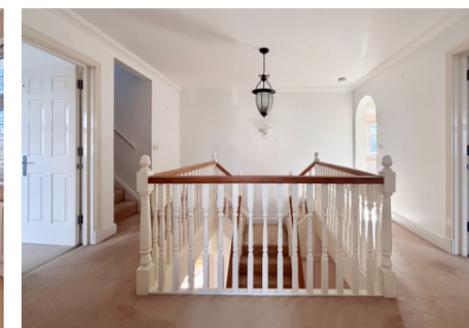
- Handsome family home with double garage
- Drawing room with feature Inglenook fireplace
- Main suite with sitting room and bathroom
- Generous kitchen/dining room plus utility
- Sought after gated development near good schools
- Impressive central staircase and galleried landing
- Four further bedrooms, en suite and bathroom
- South facing 18m x 21m (60ft x 70ft) garden

## 27 Limewood Close, Langley Park, Beckenham BR3 3XW

A highly sought after house design, beautifully positioned in a delightful and quiet corner of the prestigious Langley Park gated development. Offered to the market CHAIN FREE, this exceptional family home showcases a well considered original layout and has been built with a strong sense of tradition and style. The entrance hall makes a wonderful first impression, featuring a striking central staircase, a spacious galleried landing, and an Inglenook fireplace to the drawing room. In recent years, other houses of this design have been modified and extended to further enhance the already generous footprint, arranged over three floors. The substantial plot provides a good size front garden, driveway parking, and a double garage. The rear garden is equally appealing, enjoying a desirable southerly aspect, complemented by an additional side lawned area ideal for family life and outdoor entertaining. Early viewing is highly recommended. Please contact the PARK LANGLEY OFFICE to arrange an appointment.

### Location

The gated entrance to Langley Park is situated off South Eden Park Road with 24 hour security for the benefit of all residents. The development has beautiful park-like grounds and there is a pedestrian gate from Bucknall Way giving direct access to Park Langley Tennis Club, whilst other local sports facilities include Langley Park Golf Club on Barnfield Wood Road and David Lloyd Leisure Club on Stanhope Grove. There is also a pedestrian gate, accessed via St Martins Lane, that shortens the walk to Eden Park station as well as Unicorn Primary School, Langley Park Primary and the well established Langley Park Secondary Schools. Local shops are available on Wickham Road, by the Park Langley roundabout along with a Tesco Express.



### Ground Floor

#### Wide Porch

#### Entrance Hall

4.88m x 3.93m (16' 0" x 12' 11") to include elegant central staircase, cupboard beneath stairs, oak flooring, radiator, double glazed leaded light windows beside front door

#### Cloakroom

white low level wc, corner wash basin with mixer tap, tiled floor, radiator, downlights and extractor

#### Family Room/Study

3.8m x 3.78m (12' 6" x 12' 5") plus recess with base unit, oak flooring, radiator set into wide bay with double glazed windows to front

#### Drawing Room

8.84m x 4.8m max into Inglenook (29' 0" x 15' 9") beamed Inglenook with living flame gas fire set into brick fireplace with tiled hearth and double glazed leaded light windows to side, oak flooring, three double glazed windows beside doors to garden

#### Kitchen/Dining Room

#### ~ Kitchen

4.38m x 4.05m (14' 4" x 13' 3") 1½ bowl stainless steel sink and mixer tap set into granite work surface with integrated dishwasher plus extensive range of base cupboards and drawers beneath including corner carousel cupboard, cooker hood above Rangemaster 110 dual fuel cooker, additional granite work surface beside range cooker with three drawers below including deep pan drawers, eye level cupboards, wall tiling, island unit with granite work surface extending to breakfast bar with double cupboard and drawers below, integrated upright fridge/freezer plus separate integrated freezer with microwave above, pull out larder unit, tiled floor, double glazed window to rear

#### ~ Dining Room

4.34m x 3.92m (14' 3" x 12' 10") plus large cupboard, two radiators, ample space for large table, tiled floor, tall double glazed windows beside doors to garden

#### Utility Room

2.18m max x 1.80m (7' 2" x 5' 11") single drainer stainless steel sink with mixer tap set into work surface with cupboard beneath plus space for washing machine and condenser dryer, wall tiling, eye level cupboard, wall mounted Worcester gas boiler, tiled floor, radiator, double glazed door to side

### First Floor

#### Galleried Landing

4.17m x 3.96m (13' 8" x 13' 0") to include central staircase, radiator, stairs to top floor, additional area with cupboard housing large insulated hot water cylinder

### Main Bedroom Suite

a superb feature of the property comprising four areas as follows:

#### ~ Study/Sitting Room

4.01m x 2.79m (13' 2" x 9' 2") radiator, double glazed window to rear, open to

#### ~ Bedroom

4.15m x 3.92m (13' 7" x 12' 10") bright and spacious, radiator beneath double glazed window to rear

#### ~ En Suite Bathroom

3.89m x 1.80m (12' 9" x 5' 11") plus tiled shower cubicle with folding door, large white bath set into tiled surround with central mixer taps and shower attachment, wash basin with mixer tap having cupboard below, low level wc, wall tiling, large mirror above basin, shaver point, tiled floor, chrome heated towel rail, double glazed window to side

#### Bedroom 2

4.01m x 2.95m (13' 2" x 9' 8") includes fitted wardrobes, radiator beneath double glazed window to front with shutters

#### Bedroom 3

3.89m x 3.08m (12' 9" x 10' 1") plus built in cupboard, includes fitted wardrobes, radiator, double glazed window to front with shutters

#### Bedroom 4

3.96m x 2.47m (13' 0" x 8' 1") includes fitted wardrobes, radiator, double glazed window to front with deep sill and fitted shutters

#### Family Bathroom

2.6m x 2.06m (8' 6" x 6' 9") panelled bath with mixer taps and shower attachment, separate tiled shower with Showerlux folding door, pedestal wash basin, with mixer tap, low level wc, wall tiling, large mirror above basin, heated ladder towel rail, tiled floor, double glazed window to side

### Second/Top Floor

#### Landing

4.68m max x 1.93m (15' 4" x 6' 4") double doors to airing cupboard with slatted shelf beside pressurised hot water cylinder and two further large storage cupboards, radiator, double glazed window to side

#### Generous Fifth Bedroom/Bonus Room

8.33m x 5.94m (27' 4" x 19' 6") hatch to loft, fitted desk unit, radiator beneath double glazed window to rear, further double glazed window to side

#### ~ Open Plan Dressing Area

2.81m x 2.41m (9' 3" x 7' 11") includes pair of built in double wardrobes, recess with radiator beneath double glazed window to rear

### ~ En Suite Shower Room

2.29m x 1.34m (7' 6" x 4' 5") tiled shower with Showerlux folding door, pedestal wash basin with mixer tap, low level wc, Amtico flooring, wall tiling with mirror, shaver point above basin, radiator, double glazed window to side

### Storage Room

3.23m x 2.46m (10' 7" x 8' 1") radiator and light

### Outside

#### Front Garden

extensive brick paved driveway providing ample parking with areas of lawn to front of house plus paved path to front door, gate beside garage to side garden

#### Double Garage

6.7m x 5.87m (22' 0" x 19' 3") electrically operated up and over doors, light, power and water tap, double glazed window to rear and door to side

#### Rear Garden

about 18m x 21m (60ft x 70ft) enjoys sunny southerly aspect with extensive paved terrace to rear of house, path surrounding main area of lawn plus raised borders, paved path beside house with gate to front garden, external power points, additional SIDE GARDEN about 24m (80ft) in length with water tap, providing great children's play area

### Additional Information

#### Council Tax

London Borough of Bromley - Band H  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Maintenance

Properties on Langley Park pay a service charge for the upkeep of the communal areas in the development - currently £220pcm

#### Utilities

MAINS - Gas, Electricity, Water and Sewerage

#### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)