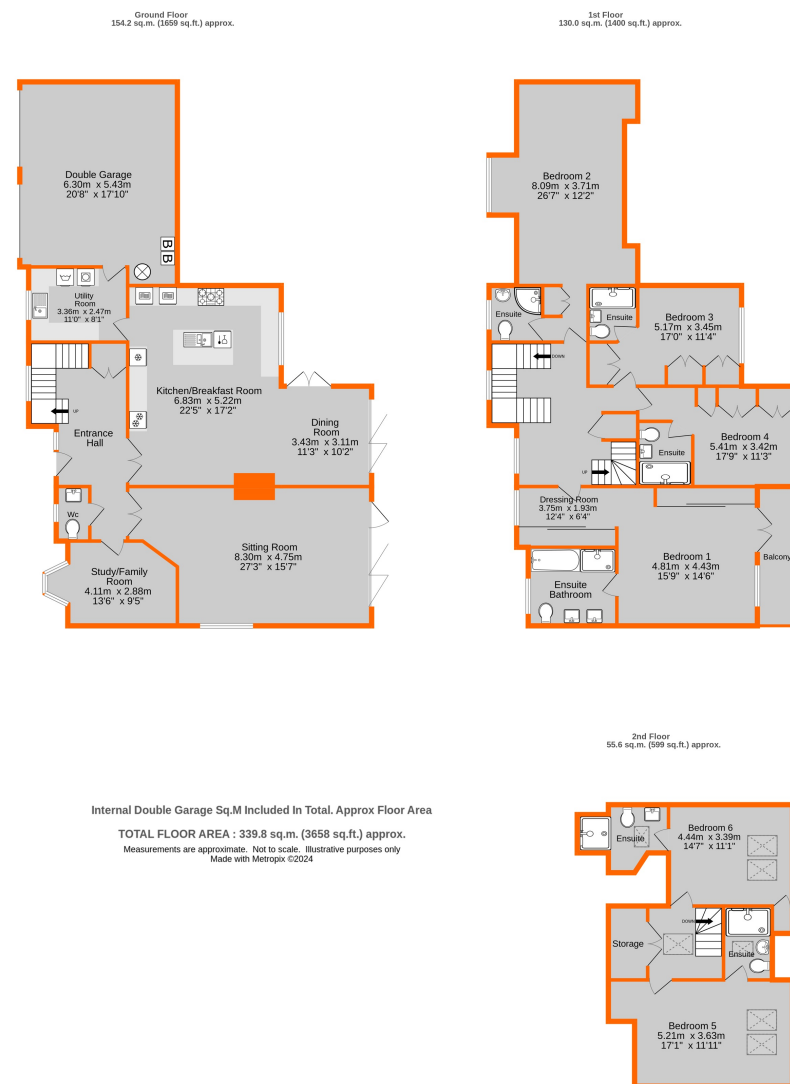


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	87	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	Not energy efficient - higher running costs	
England, Scotland & Wales		EU Directive 2002/91/EC	



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

106 Elwill Way, Park Langley, Beckenham BR3 6RX

£1,950,000 Freehold

- Exceptional new build completed in 2018
- SIX good bedrooms all with (six) en suites
- Family room/study and 8.3m/27ft sitting room
- Beautifully landscaped sunny rear garden
- 340sq.m/3658sq.ft with large double garage
- Outstanding open plan kitchen/dining room
- Generous utility room and cloakroom off hall
- In-and-out gated driveway (24m/78ft frontage)

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 fee 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



106 Elwill Way, Park Langley, Beckenham BR3 6RX

An exceptional property, both in finish and design - This is a unique opportunity to purchase a substantial new build modern detached house, completed in 2018, in the sought after Park Langley location with great local schools. This superb family house sits beautifully on its plot with 24m/78ft frontage and 40m/130ft rear garden, landscaped with extensive terrace making the best of the sunny south-westerly aspect. Designed to maximise the space on the plot and wonderfully spacious with SIX BEDROOMS and SIX EN SUITES including marvellous main bedroom with dressing room and BALCONY overlooking garden. Elegant sitting room of great proportions plus study/family room and bespoke fitted kitchen/breakfast room open plan to dining room, creating a hugely impressive space. Other features of note include beautiful entrance hall, staircase and landing, UNDERFLOOR HEATING throughout, oversized double garage and ceiling speakers to main rooms.

Location

Park Langley is an extremely sought after area with local Schools including the popular Highfield and Unicorn Primary Schools as well as Langley Park Primary and Secondary 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 with an entrance to Kelsey Park just beyond. 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 sporting facilities include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd Leisure Club on Stanhope Grove.



Ground Floor

Impressive Entrance Hall

5.82m max x 3.37m max (19'1" x 11'1") includes feature staircase, deep coat cupboard with internal door to comms cupboard, tiled floor, wonderful double glazed window above stairs

Cloakroom

1.64m x 1.08m (5'5" x 3'7") white low level wc, wash basin with drawer beneath, wall tiling, large mirror, tiled floor, double glazed window to front

Kitchen/Breakfast Room

6.83m x 5.22m (22'5" x 17'2") bespoke fitted kitchen with Dekton quartz work surfaces and extensive storage with ample drawers, pull out larder units and eye level cupboards, Dekton island unit extending to breakfast bar having inset 1½ bowl sink with waste disposal, mixer tap and boiling water tap, cooker hood above inset 5-burner gas hob, integrated Neff dishwasher, pair of electric ovens plus two warming drawers, combination microwave and steam oven, full height integrated fridge and freezer plus additional fridge, ceiling speakers, double glazed window to rear, tiled floor extending to FAMILY AREA with space for sofa

Open Plan Dining Room

3.43m x 3.11m (11'3" x 10'2") continuation of tiled floor, double glazed doors to side and double glazed bi-fold doors to main terrace

Utility Room

3.36m x 2.47m (11'0" x 8'1") quartz work surfaces, inset stainless steel sink and mixer tap, cupboards beneath and space for appliances, tall cupboard and eye level cupboards, tiled floor, double glazed window to front

Fabulous Sitting Room

8.31m max x 4.77m (27'3" x 15'8") recess for tv with electric flame effect fire beneath, ceiling speakers, double glazed window and bi-fold doors to garden

Study/Family Room

4.11m x 2.88m (13'6" x 9'5") tiled floor, ceiling speakers, double glazed bay window to front

First Floor

Galleried Landing

4.55m x 4.16m (14'11" x 13'8") large cupboard beneath stairs to top floor, double glazed window to front

Main Bedroom Suite

8.19m x 4.81m (26'10" x 15'9") providing three areas as follows

~ Dressing Room

3.75m x 1.93m (12'4" x 6'4") includes extensive wardrobes, double glazed window to front

~ Bedroom

4.81m x 4.43m (15'9" x 14'6") includes additional wardrobes, double glazed window and door to balcony

~ En Suite Bathroom

3.00m x 2.47m (9'10" x 8'1") white bath with mixer tap and shower attachment, large built-in shower with sliding door, twin wash basins with drawers beneath, low level wc, tiled walls, chrome heated towel rail, tiled floor, double glazed window to front

Balcony

4.33m x 1.67m (14'2" x 5'6") composite decking, delightful sunny aspect with views over garden

Bedroom 2

8.09m max x 3.71m max (26'7" x 12'2") includes fitted double wardrobe with drawers beneath beside door to en suite, double glazed window to front

En Suite (2)

1.99m x 1.72m (6'6" x 5'8") tiled corner shower cubicle, wash basin with double cupboard beneath, low level wc, tiled walls, chrome heated towel rail, tiled floor, double glazed window to front

Bedroom 3

5.17m x 3.45m (17'0" x 11'4") includes fitted wardrobes and addition double wardrobe by door, double glazed window to rear

En Suite (3)

2.27m x 1.63m (7'5" x 5'4") full width shower with glazed screen, wash basin with drawers beneath, low level wc, tiled walls with large mirror, chrome heated towel rail, tiled floor

Bedroom 4

5.41m max x 3.42m max (17'9" x 11'3") includes fitted wardrobes, double glazed window to rear

En Suite (4)

2.28m x 1.68m (7'6" x 5'6") full width shower with glazed screen, wash basin with drawers beneath, low level wc, tiled walls with large mirror, chrome heated towel rail, tiled floor

Second/Top Floor

Top Landing

2.28m max x 2.51m max (7'6" x 8'3") plus double doors to vast eaves cupboard, double glazed Velux window above stairs

Bedroom 6

5.21m x 3.63m (17'1" x 11'11") pair of double glazed Velux windows to rear

En Suite (6)

2.27m max x 1.28m (7'5" x 4'2") includes shower with hinged door, wash basin with cupboard beneath, low level wc, tiled walls, chrome heated towel rail, tiled floor, double glazed Velux window to rear

Bedroom 7

4.44m max x 3.39m (14'7" x 11'1") plus eaves cupboard, wood finish flooring, pair of double glazed Velux windows to rear

En Suite (7)

2.86m max x 2.01m max (9'5" x 6'7") shower with hinged door, wash basin with cupboard beneath, low level wc, tiled walls, chrome heated towel rail, tiled floor, double glazed Velux window to side

Outside

Front Garden

impressive wide frontage 24m (78ft) with two sets of electric gates, rolled gravelled drive providing parking many cars, well stocked borders

Double Garage

5.43m x 6.30m (17'10" x 20'8") twin electrically operated up and over doors, immaculate with tiled floor, shower spray ideal for dogs, two Vaillant wall mounted gas boilers and large pressurised hot water cylinder, light and power, door to utility room

Rear Garden

enjoys best of the afternoon and evening sunshine with south westerly aspect, extensive terrace 14.67m x 5.53m (48ft x 18ft) across rear of property with outside lights and power points, path for side access, terrace continues beside dining room with path extending to rear of garage and second side access, main garden is about 40m (130ft) overall with steps to lawn, beech hedge, mature shrubs, timber shed and established trees

Additional Information

Council Tax

London Borough of Bromley - Band G