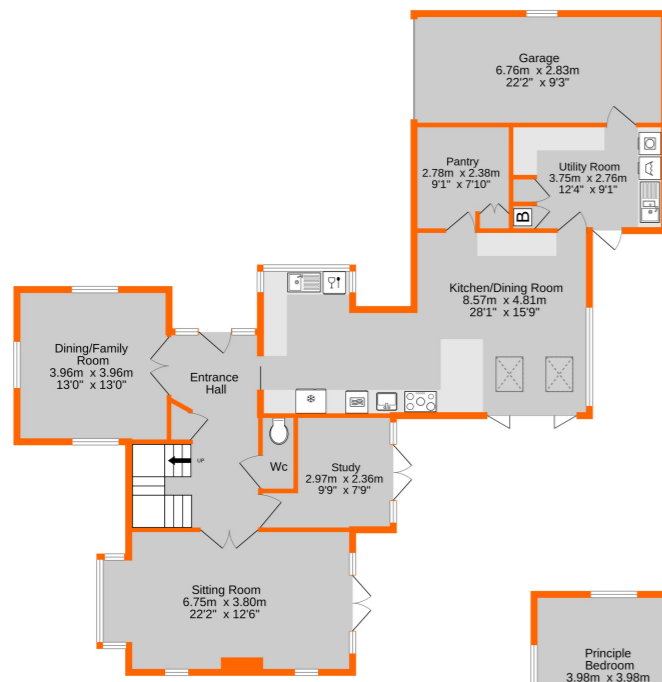
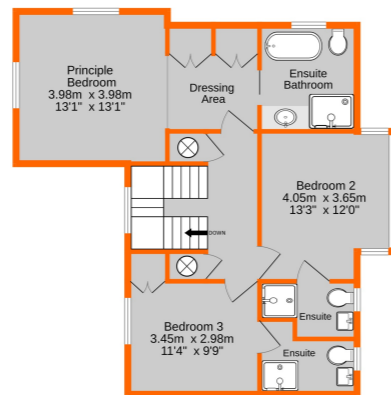


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 71 | 78 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Ground Floor
136.1 sq.m. (1465 sq.ft.) approx.



1st Floor
72.1 sq.m. (776 sq.ft.) approx.



Internal Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 208.2 sq.m. (2241 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



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

6 Bucknall Way, Langley Park, Beckenham BR3 3XJ

£1,300,000 Freehold

- Rarely available 'Tower House' design
- Beautifully presented, modernised in 2019
- South facing garden plus garage
- Three attractive reception rooms
- Three double bedrooms and three en suites
- Feature high ceiling to principal bedroom
- Extended kitchen/dining room
- Sought after gated development

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



6 Bucknall Way, Langley Park, Beckenham BR3 3XJ

Beautifully refurbished and extended in 2019 to high specification, enhancing the already popular 'Tower House' design, found within the popular Langley Park gated development. The ground floor has wood effect flooring throughout and offers an abundance of light and space, which includes traditional sitting and family rooms, both with triple aspect, and the essential 'work from home' study. A particular feature of the extension includes the pitched roof to the far end of the open plan kitchen/dining room with access to large utility room beside the pantry. There is a fantastic principal suite to the first floor which offers a bedroom with dressing area and all three double bedrooms have re-appointed en suite facilities. Step outside into the landscaped garden to appreciate the southerly aspect, with large paved terrace, lawn and vegetable patch, plus side access to front, driveway with parking leading to the single garage. View without delay to avoid disappointment!

Location

The gated entrance to Langley Park, off South Eden Park Road, is manned 24 hours a day providing excellent security. There is a pedestrian gate close by giving direct access to Park Langley Tennis Club and another gate can be used to shorten the walk to Eden Park station, Unicorn Primary School and the Langley Park Schools including Langley Park Primary School. Within the development there are beautiful areas of open parkland and each property pays a maintenance charge to the appointed Management Company for the upkeep of the communal areas and gate security.



Ground Floor

Entrance Hall

5.14m x 3.5m max (16' 10" x 11' 6") to include cupboard beneath stairs, windows either side of front door, coat cupboard with automatic light, pocket door to kitchen, impressive glazed double doors to dining/family room and sitting room

Cloakroom

1.69m max x 0.87m (5' 7" x 2' 10") appointed with white Roca low level wc and concealed cistern with LED lit shelves above and wall mounted wash basin with mixer tap having drawer beneath, chrome heated towel rail, VentAxia extractor fan

Dining/Family Room

3.96m x 3.96m (13' 0" x 13' 0") two radiators, triple aspect with windows to three sides having plantation shutters

Sitting Room

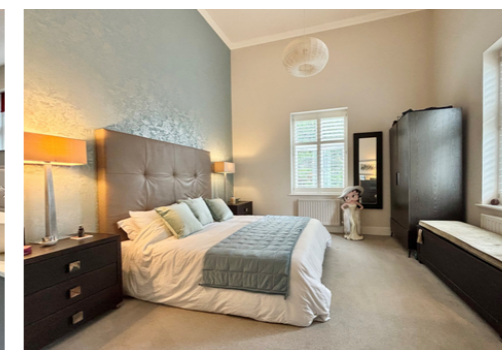
6.75m max x 3.8m max (22' 2" x 12' 6") fireplace recess with decorative wood lintel above having wood burning stove, radiator, triple aspect with windows to three sides having plantation shutters including attractive bay to front with radiator beneath and windows either side of double doors to rear garden

Study

2.97m x 2.36m (9' 9" x 7' 9") plus 1m (3' 3") recess by door, radiator, windows either side of double doors to rear garden

Extended Kitchen/Dining Room

8.57m max x 4.81m max (28' 1" x 15' 9") KITCHEN with base cupboards and drawers beneath granite work surface incorporating drainer for 1½ bowl Blanco sink with mixer tap, secondary Blanco sink with mixer tap, integrated Bosch dishwasher, stainless steel Neff extractor hood above Induction hob, full height storage either side of electric double oven plus cupboard above and beside American fridge with freezer beneath, radiator, attractive bay window to side, breakfast bar to far end with wine fridge beneath, newly created pitched ceiling with remote control Velux windows, area beyond for dining table and chairs, fitted dresser with work surface and upstand having base cupboards, drawers and glazed display cabinets above, radiator, window to rear and bi-fold doors to side with plantation shutters



Pantry

2.78m x 2.38m (9' 1" x 7' 10") slatted shelves to three walls, eye level double doors to electric and gas meters

Utility Room

3.75m x 2.76m (12' 4" x 9' 1") full height shelved cupboard plus further cupboard housing Worcester boiler for central heating and water filter, further base cupboards and drawers plus eye level unit, work surfaces, 1½ bowl sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, window to rear, matching glazed door to rear garden and door to garage

First Floor

Landing

3.85m max x 3.27m max (12' 8" x 10' 9") to include stairwell with large double glazed window to side, large cupboard either side of staircase with one housing Megaflor pressurised hot water cylinder with slatted shelf above, further hot water cylinder with slatted shelf above

Principal Bedroom Suite

9.15m max x 3.98m max (30' 0" x 13' 1")

~ Bedroom Area

3.98m x 3.98m (13' 1" x 13' 1") with feature ceiling height 4.18m (13' 9"), two radiators, windows to two sides with plantation shutters, steps down to

~ Dressing Area

2.9m x 2.06m (9' 6" x 6' 9") to include pair of fitted wardrobes, space for dressing table, radiator, pocket door to

~ En Suite Bathroom

2.66m x 2.57m (8' 9" x 8' 5") beautifully appointed with freestanding bath having floorstanding mixer tap with shower spray attachment, large tiled shower cubicle with glazed hinged door, fixed overhead shower and further hand spray attachment, low level wc with concealed cistern and wash basin with wall mounted mixer tap set onto vanity surface with drawers beneath, ceramic floor tiling, chrome heated towel rail, extractor fan, window to side

Bedroom 2

4.05m max x 3.65m max (13' 3" x 12' 0") trap to loft space, radiator, window with plantation shutters



En Suite Shower Room

2.46m max x 1.41m max (8' 1" x 4' 8") white Roca low level wc, wash basin, vanity surface with cupboard beneath, tiled shower cubicle with fixed overhead shower and further hand spray attachment, ceramic floor tiling, chrome heated towel rail, extractor fan, window

Bedroom 3

3.45m x 2.98m (11' 4" x 9' 9") plus built-in double wardrobe, radiator beneath window with plantation shutters

En Suite Shower Room

2.46m max x 2.02m max (8' 1" x 6' 8") white low level wc having concealed cistern, wash basin with mixer tap, vanity surface and cupboard beneath, tiled shower cubicle with glazed hinged screen and fixed overhead shower with further hand spray attachment, ceramic floor tiling, chrome heated towel rail, extractor fan, window to side

Outside

Front Garden

block paved driveway relaid in 2019 and providing ample parking

Garage

6.76m x 2.83m (22' 2" x 9' 3") electrically operated up and over door to driveway, power and light, trap to area of loft, window to side, door to utility room

Rear Garden

14.3m max x 21.7m max (46' 11" x 71' 2") having large paved terrace, with electrically operated awning, accessed from sitting room, study and dining room, enjoying sunny southerly aspect, beautifully stocked borders surrounding area of lawn with vegetable patch beside brick path to rear of garage providing gated access to driveway, water tap, external lighting

Additional Information

Maintenance Charge

current annual charge for gated development £

Council Tax

London Borough of Bromley band G

