

| 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> | 74                      | 81        |
| (55-68)                                     | <b>D</b> |                         |           |
| (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 |           |



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

## 9 Limewood Close, Langley Park, Beckenham, Kent BR3 3XW

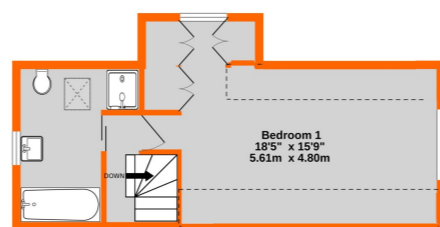
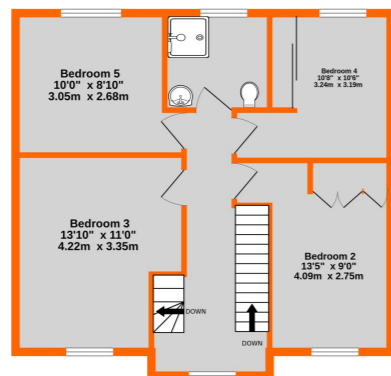
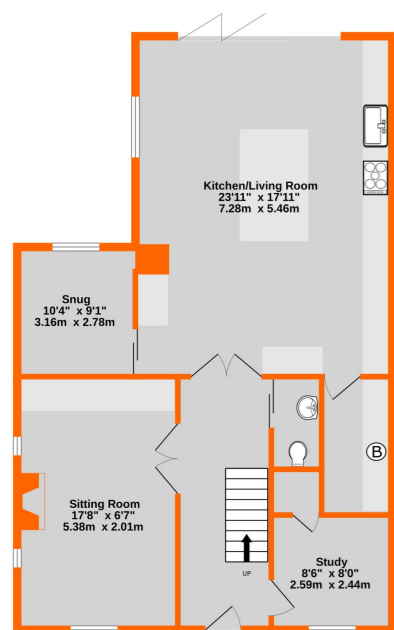
### £1,375,000 Freehold

- Prestigious gated development
- Unique reconfigured detached family house
- Five bedrooms including principle suite
- Fabulous open plan kitchen/living room
- Refurbished to high specification
- Low maintenance south facing garden
- Newly appointed shower room
- Separate snug plus study off hall

GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 2117sq.ft. (196.7 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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## 9 Limewood Close, Langley Park, Beckenham, Kent BR3 3XW

Known initially as the 'Pemberley' design, this property is unique in Langley Park having been completely reconfigured in recent years, including an extension to the ground floor, giving a more modern open plan layout, including the kitchen/living space to the rear enjoying a southerly outlook over the rear garden. The ground floor has room for the growing family with both snug and study plus traditional sitting room. Amtico flooring runs throughout the majority of the property with other high specification finishes including plantation shutters and bespoke furniture to bedrooms and living areas. A particular feature is the stunning first floor landing with access to the four double bedrooms and marble tiled shower room, with the principle suite on the top floor. Low maintenance means easy living and the rear garden provides this with a full width paved terrace and artificial lawn.

### Location

The prestigious Langley Park development has a gated entrance, off South Eden park Road, manned 24 hours a day to provide excellent security. The development has beautiful park-like grounds and there is a pedestrian gate from Bucknall Way giving direct access to Park Langley Tennis Club. There is also a gate accessed via St Martins Lane and this shortens the walk to Eden Park station, Unicorn Primary School or Langley Park Primary and the well established Langley Park Secondary Schools. Each property pays a service charge to the appointed Management Company for the upkeep of the communal areas and gate security.



### Ground Floor

#### Entrance Hall

5.38m x 2.01m (17'8" x 6'7") radiator, Amtico flooring

#### Cloakroom

1.98m x 1.07m (6'6" x 3'6") white Villeroy & Boch low level wc with concealed cistern, wash basin with mixer tap having drawers beneath, wall tiling, Amtico flooring

#### Study

2.59m x 2.44m (8'6" x 8'0") cupboard concealing pressurised Mega-flo hot water cylinder, Amtico flooring, radiator, double glazed window to front with plantation shutters

#### Sitting Room

5.41m x 3.43m (17'9" x 11'3") contemporary fireplace with living flame gas fire, bespoke full width range of base cupboards and display shelving with surface for TV, Amtico flooring, double glazed windows to front and side with plantation shutters

#### Kitchen/Living Room

7.98m max x 7.49m (26'2" x 24'7") with two areas

#### ~ Large Kitchen/Living Room

7.28m max x 5.46m max (23' 11" x 17' 11") ample base cupboards and drawers, matching eye level units with full height cupboards beside twin Neff electric ovens, quartz work surface incorporating drainer for Franke sink having Quooker hot water tap and filtered water tap, Neff concealed extractor hood above Induction hob and integrated Neff dishwasher, island unit with matching quartz work surface providing overhang for breakfast bar to two sides, display shelving, drawers and cupboards beneath, bespoke display shelving beside space for American fridge/freezer and attractive contrasting shelved storage cupboards, upright column radiator, Amtico wood grain effect flooring, skylight, downlights, double glazed window to side, bi-fold doors to garden, doorway to

#### Utility Room

2.72m x 1.52m (8' 11" x 5' 0") currently undergoing refurbishment to provide full length of work surfaces with cupboards beneath, space and plumbing for washing machine and tumble dryer, Amtico wood effect floor, downlights,

concealed wall mounted Worcester boiler for central heating, extractor fan

#### ~ Snug

3.16m x 2.78m (10' 4" x 9' 1") pocket door from kitchen, Amtico wood effect floor, attractive wood beading to feature wall with wall lights, upright column radiator, downlights, large double glazed window overlooking garden

#### First Floor

#### Part Vaulted Landing

6.86m x 2.87m (22'6" x 9'5") staircase to top floor, radiator, double glazed window to front with plantation shutters

#### Bedroom 2

4.09m x 2.75m (13' 5" x 9' 0") plus recess by door, fitted triple wardrobe, Amtico wood effect floor, radiator beneath double glazed window to front with plantation shutters

#### Bedroom 3

4.22m max x 3.35m max (13' 10" x 11' 0") Amtico floor, radiator beneath double glazed window to front with plantation shutters

#### Bedroom 4

3.24m x 3.19m (10' 8" x 10' 6") plus recess by door, includes full height fitted wardrobes with sliding doors, Amtico floor, radiator beneath double glazed window to rear with plantation shutters

#### Bedroom 5

3.05m x 2.68m (10' 0" x 8' 10") plus recess by door, Amtico floor, radiator beneath double glazed window to rear with plantation shutters

#### Shower Room

2.27m x 2m (7' 5" x 6' 7") marble tiled white shower cubicle having glazed screen, fixed overhead shower and further hand spray attachment, mosaic marble tiled floor, white Villeroy & Boch low level wc having concealed cistern, wall mounted wash basin, marble tiled splashback and cupboard beneath, underfloor heating, double glazed window to rear with plantation shutters

### Second/Top Floor

#### Top Landing

2.44m x 1.60m max (8'0" x 5'3") includes staircase, door to eaves storage, Amtico flooring

#### Bedroom 1

5.61m max x 4.80m max (18'5" x 15'9") includes ample fitted wardrobes, Amtico flooring, downlights and ceiling speaker, two doors to eaves storage at front and rear, double glazed Velux window plus double glazed windows to side and rear with plantation shutters

#### Bathroom

3.43m max x 2.67m max (11'3" x 8'9") includes wet room style walk-in shower with tiled walls and floor, large Villeroy & Boch bath with mixer tap and hand shower, wash basin with mixer tap having deep drawer beneath, low level wc with concealed cistern, tiled walls, ceiling speaker, chrome heated ladder towel rail, tiled floor, double glazed Velux window plus double glazed window to side with plantation shutters

#### Outside

#### Front Garden

lawn beside double width brick paved driveway

#### Rear Garden

about 18.3m max x 11m max (60ft x 36ft) newly paved L-shaped terrace, artificial lawn, large storage shed 6.35m x 1.81m max (20'10" x 6'0") with attractive composite weatherboarding, sensor light, accessed from front driveway and garden, outside lights, paved and gated access to opposite side of house, water tap

#### Additional Information

#### Maintenance Charge

current annual charge for gated development £2,101.65 - to be confirmed

#### Council Tax

London Borough of Bromley band H