

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(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

4 Waterside Avenue, Langley Waterside, Beckenham, Kent BR3 3GJ

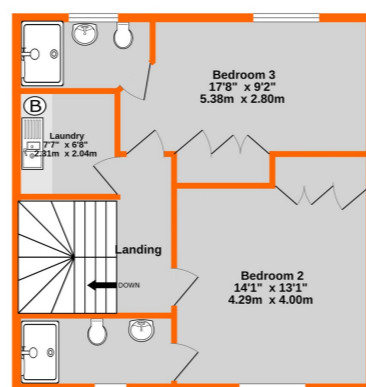
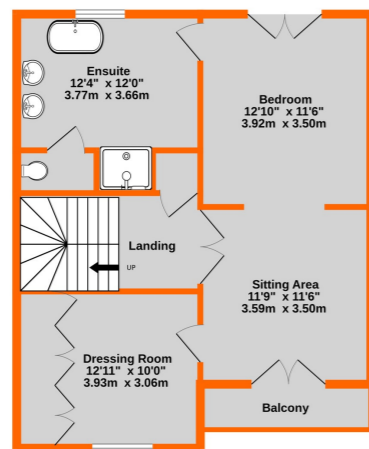
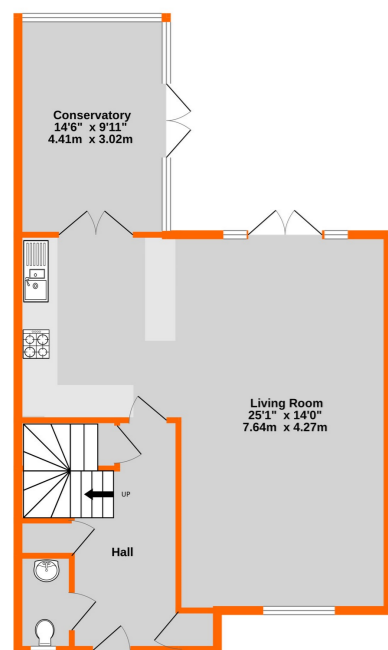
£865,000 Freehold

- Spacious townhouse facing canal
- Ideal for Langley Park and Unicorn schools
- Impressive first floor principal suite
- 3 en suites plus cloakroom and laundry
- Sought after gated development
- Generous open plan living room/kitchen
- Scope for bedroom 4 or large study
- Garage and allocated parking space

GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 2058sq.ft. (191.2 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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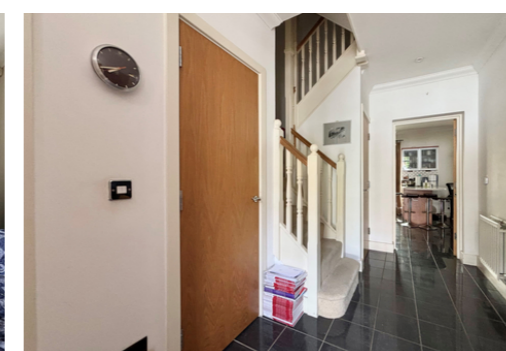


4 Waterside Avenue, Langley Waterside, Beckenham, Kent BR3 3GJ

This attractive townhouse is set in a beautiful spot in the Canal Quarter of Langley Waterside gated development, sitting to the southerly side of the road. This design provides open plan living to the reception space and kitchen, with storage galore to the wide entrance hall. The first floor has the most decadent principal suite providing sitting room, dressing room, bedroom and en suite areas, and with the addition of a further door from the landing other houses have used the dressing room as a study or Bedroom 4. The top floor has a laundry room plus two generous double bedrooms, both with en suite facilities. The south facing rear garden gives direct access to a single garage with allocated parking space in front.

Location

Situated in the prestigious Langley Waterside development with gated entrance off South Eden Park Road, manned 24 hours a day, providing excellent security. Popular local sports facilities include Park Langley Tennis Club, Langley Park Golf Club on Barnfield Wood Road and David Lloyd Leisure Club on Stanhope Grove. Eden Park Station is about a third of a mile away with trains to London Bridge and Charing Cross. Beckenham Town Centre is a little over a mile away and from Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon.



Ground Floor

Entrance Hall

4.61m max x 3.17m max (15' 1" x 10' 5") to include large storage cupboard beneath stairs, cupboard housing fuse boxes and storage cupboard beside cloakroom, ceramic floor tiling, downlights, radiator

Cloakroom

1.93m x 1.09m (6' 4" x 3' 7") white low level wc, pedestal wash basin with mixer tap, tiling to one wall, radiator, ceramic floor tiling, downlight, window to front

Living Room

7.64m x 4.27m max (25' 1" x 14' 0") Amtico floor, two radiators, downlights, windows to front and windows either side of matching double doors to rear, open plan to

Kitchen

3.26m x 3.78m (10' 8" x 12' 5") base cupboards and drawers, matching eye level units, work surface with inset 1½ bowl sink and drainer plus mixer tap, stainless steel extractor hood above 4-ring gas hob, integrated fridge, freezer and dishwasher, wall tiling, peninsular unit with base drawers and matching work surface with overhang for breakfast bar, ceramic floor tiling, glazed double doors to conservatory

Conservatory

4.41m x 3.02m (14' 6" x 9' 11") windows to side and rear with matching double doors to rear garden, ceramic floor tiling, radiator?

First Floor

Landing

3.94m max x 2.0m max (12' 11" x 6' 7") to include stairwell, airing cupboard housing pressurised hot water cylinder, radiator, glazed panelled doors to

Principal Suite

in four areas as follows:

~ Bedroom

3.92m x 3.5m (12' 10" x 11' 6") radiator, full height windows either side of matching double doors to Juliet balcony

~ En Suite Bathroom

3.77m max x 3.66m max (12' 4" x 12' 0") white freestanding bath, large tiled shower cubicle with glazed sliding door, twin wash basins with mixer taps set onto vanity surface with display shelf and drawers beneath, fully tiled walls, Amtico floor tiling, heated towel rail, extractor fan, shaver point, window to rear, door to wc with Amtico floor tiling, fully tiled walls, low level wc with concealed cistern, extractor fan, downlights

~ Sitting Area

3.59m x 3.5m (11' 9" x 11' 6") full height windows either side of matching double doors to balcony with wrought iron railings and decked terrace

~ Dressing Room

3.93m max x 3.06m (12' 11" x 10' 0") to include pair of built-in wardrobes, radiator, window to front

Possible Bedroom 4

other houses of this design have added a door from the landing to the DRESSING ROOM, to enable this to be used as a fourth bedroom

Second Floor

Top Landing

3.14m max x 3.12m max (10' 4" x 10' 3") to include stairwell, trap to loft with retractable ladder

Bedroom 2

4.29m x 4.00m (14' 1" x 13' 1") plus built-in double and single wardrobe, radiator, window to front

En Suite Shower Room

3.13m x 1.46m (10' 3" x 4' 9") white large tiled shower cubicle with glazed folding door, low level wc with concealed cistern and wash basin with mixer tap, wall tiling, Amtico flooring, extractor fan, downlights, shaver point, window to front

Bedroom 3

5.38m max x 2.8m (17' 8" x 9' 2") plus built-in double and single wardrobes, radiator, window to rear

2nd En Suite Shower Room

2.78m max x 1.5m max (9' 1" x 4' 11") large tiled shower cubicle with glazed folding doors, low level wc with concealed cistern and wash basin with mixer tap, vanity surface area, wall tiling, Amtico floor tiling, downlights, extractor fan, shaver point, radiator, window to rear

Laundry Room

2.31m x 2.04m (7' 7" x 6' 8") work surface with inset stainless steel sink and drainer, cupboard and drawer beneath with plumbing for washing machine and space for tumble dryer, wall tiling, extractor fan, radiator, Potterton Suprima boiler for central heating

Outside

Rear Garden

11.64m max x 7.71m max (38' 2" x 25' 4") area of paved terrace accessed from conservatory and living room with lighting and water tap leading to artificial lawn with water feature

Garage

5.95m x 2.61m (19' 6" x 8' 7") electrically operated up and over door, fuse box, power and light

Parking

allocated space to front of garage

Additional Information

Maintenance

current charge for the gated development £

Council Tax

London Borough of Bromley band G