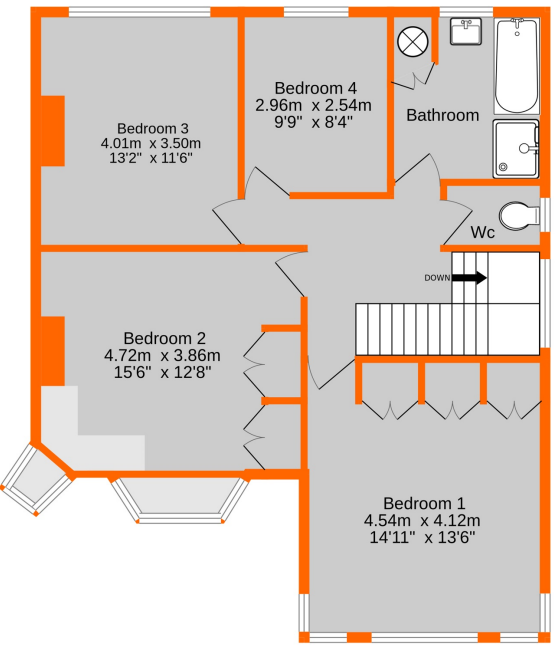
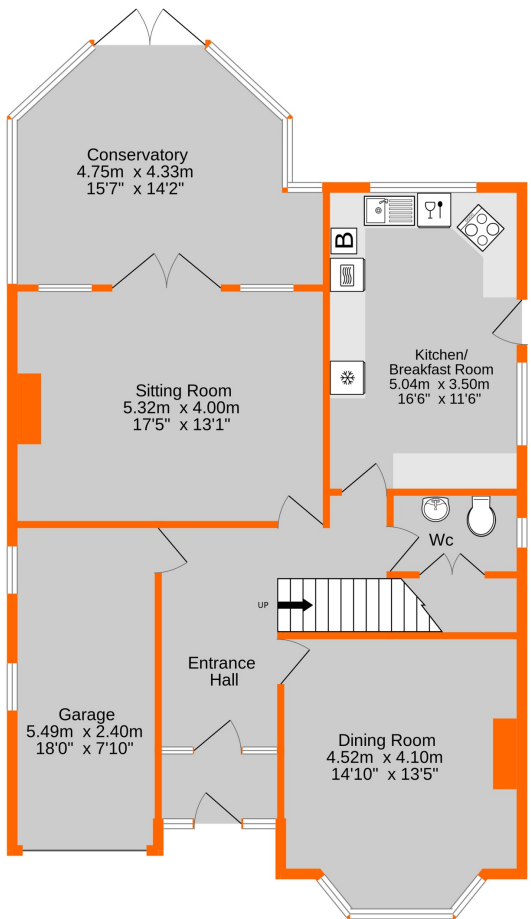


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Ground Floor
108.0 sq.m. (1163 sq.ft.) approx.

1st Floor
80.1 sq.m. (862 sq.ft.) approx.



TOTAL FLOOR AREA : 188.1 sq.m. (2025 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



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

92 Brabourne Rise, Park Langley, Beckenham BR3 6SH

£1,200,000 Freehold

- Detached house with large main rooms
- ideally located for Langley Park Schools
- Bathroom, Separate WC and Cloakroom
- 26m (85ft) garden with landscaped features
- Four good size bedrooms off landing
- Scope for updating and improvement
- Garage and plenty of driveway parking
- Path to wooded EXTRA GARDEN AREA

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.
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For further details please visit our website - www.proctors.london



92 Brabourne Rise, Park Langley, Beckenham BR3 6SH

Contact our PARK LANGLEY OFFICE to view this handsome detached house situated at the end of the road, closest to the Langley Park Schools, with attractive garden having path to ADDITIONAL GARDEN AREA with established trees, ideal for children to be close to nature. Impressive entrance hall with return staircase to spacious landing in keeping with the generous accommodation having large main rooms. Delightful dining room, sitting room and conservatory plus kitchen/breakfast room to rear with POSSIBLE SCOPE FOR EXTENSION, subject to planning permission and other necessary consent. Four bedrooms on first floor plus bathroom and separate WC arranged off landing with hatch to loft. Plenty of driveway parking and garage with door to hall.

Location

This property is situated almost at the end of Brabourne Rise closest to Wickham Way with great schools in the vicinity including the popular Langley Park Schools, Highfield and Unicorn. West Wickham station (Charing Cross) is about three quarters of a mile away and Beckenham Junction or Bromley South stations are both about a mile and a half away. Bromley and Croydon Town Centres are within easy reach by car and local shops are available at the corner of Westmoreland Road and Pickhurst Lane as well as at the end of Wickham Way by the Park Langley Roundabout.



Ground Floor

Enclosed Porch

1.87m x 1.08m (6'2 x 3'7) double glazed windows and door, quarry tiled floor

Entrance Hall

4.05m max x 3.84m max (13'3 x 12'7) includes cupboard beneath stairs, panelling to walls beneath plate rail

Cloakroom

2.17m x 1.34m (7'1 x 4'5) low level wc, wash basin recessed into tiled top with cupboards beneath, wall tiling, radiator, shaver point, tiled floor, double glazed window to side, additional walk-in cupboard 2.18m x 0.96m (7'2 x 3'2) with space for washing machine and tumble dryer on shelf above

Dining Room

4.52m max x 4.1m (14'10 x 13'5) fireplace having raised marble hearth, picture rail, radiator set into wide bay with double glazed windows to front

Kitchen/Breakfast Room

5.04m x 3.5m (16'6 x 11'6) base cupboards and drawers plus Miele integrated dishwasher beneath granite work surfaces, inset 1½ bowl single drainer sink with mixer tap, cooker hood above Miele ceramic hob, full height cupboard with Worcester gas boiler, wall tiling, eye level cupboards, wine rack beside Miele built-in electric double oven, Whirlpool microwave, Bosch built-in fridge, tiled floor, radiator, ample space for table, double glazed window to rear and further double glazed window plus door to side

Sitting Room

5.32m x 4m (17'5 x 13'1) includes elegant cast iron fireplace with living flame gas fire, picture rail, two covered radiators, large windows and matching doors to Conservatory

Conservatory

4.75m max x 4.33m max (15'7 x 14'2) tiled floor, radiator, double glazed with windows and doors to garden

First Floor

Landing

4.16m x 2.97m max (13'8 x 9'9) plus additional area by door to Bedroom 3, hatch to loft, radiator on return landing to staircase beneath colour stained leaded light window to side

Bedroom 1

4.54m x 4.12m (14'11 x 13'6) includes fitted wardrobes and high level cupboards, picture rail, radiator, double glazed windows to front with corner returns

Bedroom 2

4.72m max x 3.86m (15'6 x 12'8) includes pair of full height fitted double wardrobes and matching base unit with cupboard and drawers, picture rail, radiator, double glazed bay window to front and double glazed square bay to front corner

Bedroom 3

4.01m x 3.5m max (13'2 x 11'6) picture rail, radiator beneath double glazed window to rear

Bedroom 4

2.96m x 2.54m (9'9 x 8'4) picture rail, radiator beneath double glazed window to rear

Bathroom

2.78m x 2.69m (9'1 x 8'10) includes corner airing cupboard with insulated hot water cylinder, large tiled shower cubicle with hinged door, white bath with mixer tap and shower attachment, pedestal wash basin, tiled walls, two chrome heated towel rails, shaver point, double glazed window to rear

Separate WC

1.64m x 1.17m (5'5 x 3'10) white low level suite, wall tiling, tiled floor, double glazed window to side

Outside

Garage

5.49m x 2.4m (18'0 x 7'10) electric up and over door, work surface with cupboards and drawers beneath plus space for fridge or freezer, light and power, gas and electricity meters, trip fuses, door to hall

Rear Garden

about 26m x 12m (85ft x 39ft) extensive paved terrace with gate to storage area beside house, outside lights and water tap, side access by door from kitchen with gate in brick arch to front, path to decking and lawn with established shrubs, timber shed beside further paved area with covered veranda/loggia, path beside greenhouse to ADDITIONAL GARDEN AREA about 22m max x 13m (74ft x 43ft) having storage shed, summerhouse and greenhouse - Wonderfully secluded oasis for nature with mature trees, stepping stone pathways and gravelled areas

Additional Information

Council Tax

London Borough of Bromley - Band G

