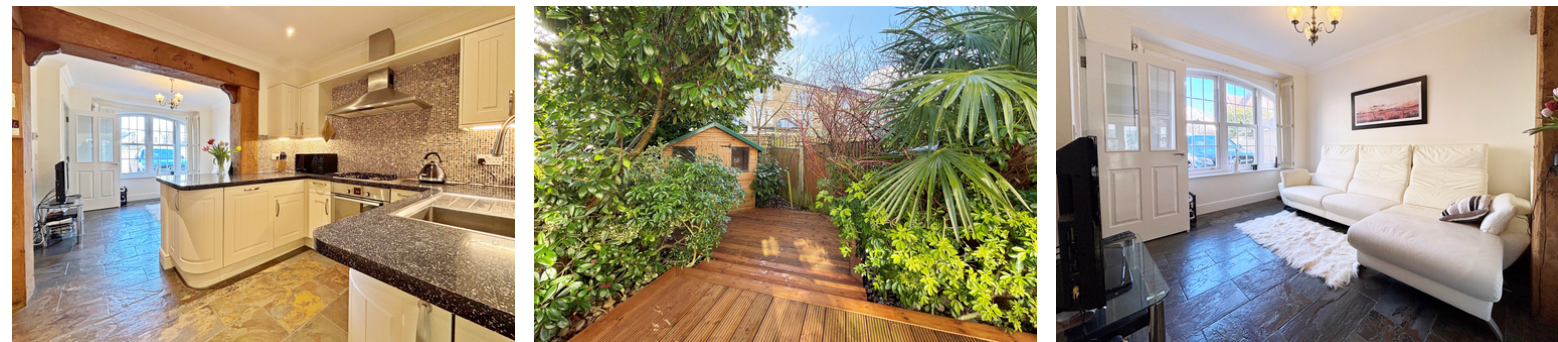
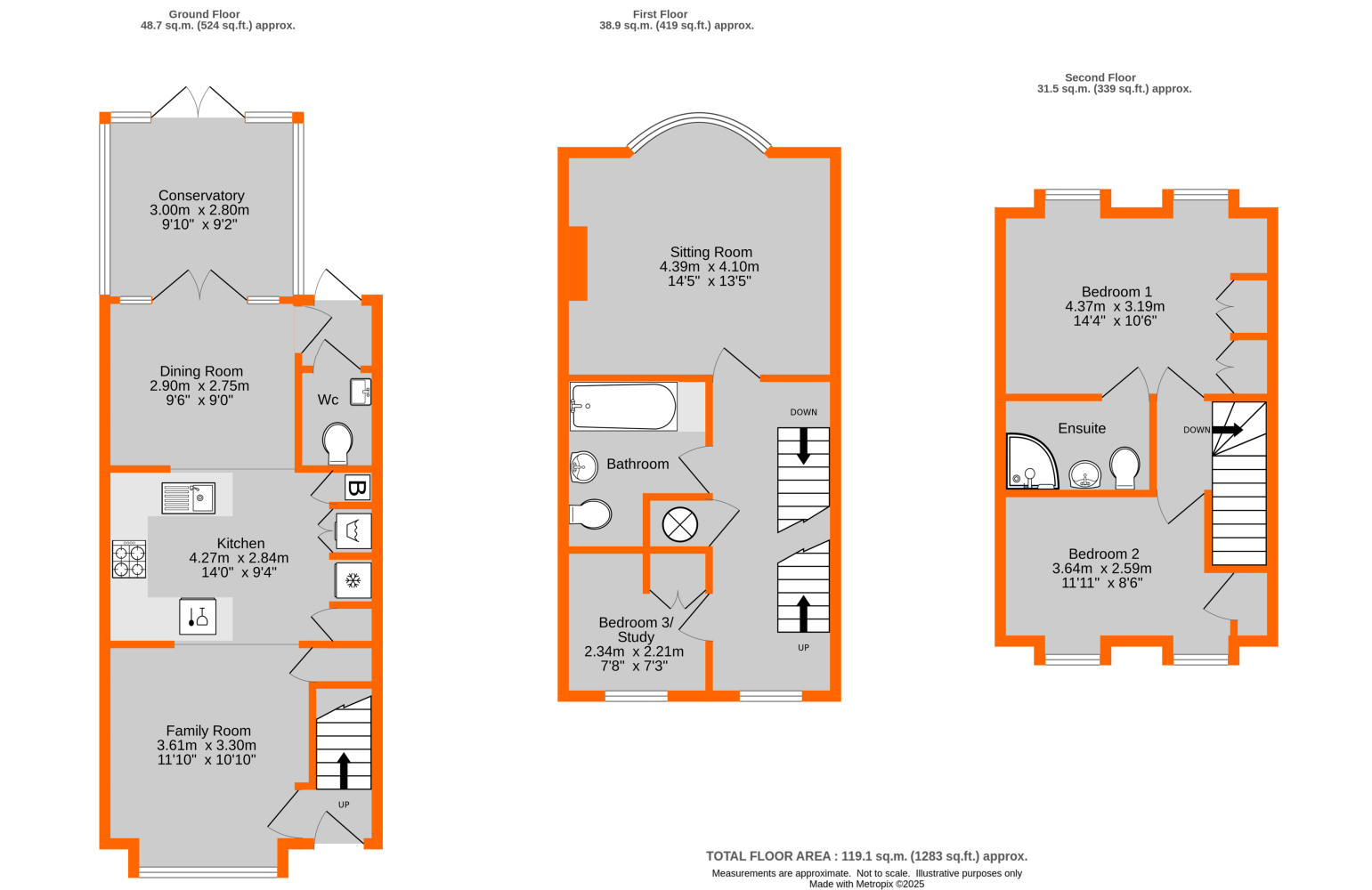


| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



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

31 St Martins Lane, Langley Park, Beckenham BR3 3XU

£780,000 Freehold

- Situated in prestigious gated development
- Open plan kitchen/diner and family room
- Conservatory and downstairs cloakroom
- Reappointed family bathroom and en suite
- Modern well presented accommodation
- Tiled ground floor with underfloor heating
- Bright and large first floor sitting room
- Landscaped southerly garden with decking

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



31 St Martins Lane, Langley Park, Beckenham BR3 3XU

Contact our PARK LANGLEY OFFICE to view this excellent modern mid-terrace townhouse in GATED LANGLEY PARK DEVELOPMENT with 24 hour security. Immaculately presented with open plan living space having underfloor heating with family room leading to fitted kitchen with excellent storage and dining room beyond. Downstairs cloakroom off rear lobby and double glazed conservatory leading to landscaped rear garden with southerly aspect. Generous first floor sitting room overlooking garden, THREE BEDROOMS and TWO MODERNISED BATHROOMS including en suite to main bedroom. Parking for two cars to front with additional parking available on St Martins Lane. Ideally situated for popular Langley Park Schools and Unicorn, this attractive townhouse could easily appeal to both younger families and downsizers.

Location

The gated entrance to Langley Park, off South Eden Park Road, has 24 hour security. Langley Park Schools and Unicorn Primary are about a quarter of a mile away and pedestrian gates give access to Park Langley Tennis Club and South Eden Park Road, shortening the walk to Eden Park Station (London Bridge and Charing Cross). Popular local shops and cafes are available on Wickham Road, by the Park Langley roundabout, along with an entrance to Kelsey Park with beautiful lake and attractive walks to Beckenham Town Centre, about a mile away. From Beckenham Junction there are trains to Victoria and The City, as well as trams to Croydon and Wimbledon.



Ground Floor

Entrance Hall

1.29m x 1.2m (4'3 x 3'11) plus stairs, tiled floor

Family Room

3.61m max x 3.3m max (11'10 x 10'10) plus cupboard into space beneath stairs, tiled floor with underfloor heating, radiator, double glazed sash type window to front with plantation shutters

Kitchen/Diner

5.78m max x 4.27m max (19'0 x 14'0) providing two areas as follows:

~ Kitchen

4.27m x 2.84m (14'0 x 9'4) base cupboards and drawers plus integrated Bosch dishwasher beneath work surfaces, inset single drainer stainless steel sink and mixer tap, cooker hood above 4-ring gas hob with Bosch electric oven beneath, mosaic wall tiling, wall cupboards, double cupboard with shelves above space for washing machine, cupboard with Worcester wall mounted gas boiler, integrated fridge/freezer, tiled floor with underfloor heating

~ Dining Area

2.9m x 2.75m (9'6 x 9'0) radiator, tiled floor with underfloor heating, double glazed panels beside doors to conservatory

Conservatory

3m max x 2.8m max (9'10 x 9'2) double glazed with windows and doors to garden, tiled floor, electric radiator

Rear Lobby

1.34m max x 1.22m max (4'5 x 4'0) tiled floor, double glazed door to garden

Cloakroom

1.4m x 1.16m (4'7 x 3'10) white low level wc, mosaic tiling above wash basin, radiator

First Floor

Landing

5.13m x 2.05m (16'10 x 6'9) includes stairs to top floor, radiator, cupboard with large pressurised hot water cylinder, double glazed window to front

Sitting Room

4.39 max x 4.1m max (14'5 x 13'5) includes fireplace with living flame gas fire, radiator, wide bay with double glazed windows to rear

Bedroom 3/Study

2.34m x 2.21m (7'8 x 7'3) includes fitted double wardrobe beside space for bed with high level cupboard above, bookshelves, covered radiator, double glazed window to front

Bathroom

2.67m max x 1.94m max (8'9 x 6'4) re-appointed with white panelled bath having mixer tap and shower attachment, wash basin, low level wc, wall tiling, heated towel rail, tiled floor

Second/Top Floor Landing

Top Landing

4.42m max x 1.54m (14'6 x 5'1) includes stairs, hatch with ladder to loft

Bedroom 1

4.37m x 3.19m max (14'4 x 10'6) includes pair of built in double wardrobes, two radiators, pair of double glazed windows to rear with plantation shutters

En Suite Shower Room

2.15m x 1.51m max (7'1 x 4'11) re-appointed with tiled corner shower cubicle having curved hinged door, white low level wc having shelves to one side and circular wash basin, tiled walls, heated towel rail, mirrored cabinet above basin, wall cupboard, tiled floor

Bedroom 2

3.64m max x 2.59m max (11'11 x 8'6) plus built in wardrobe, two radiators, pair of double glazed windows to front with plantation shutters

Outside

Rear Garden

9.4m x 4.8m (31ft x 15'9) plus area beside conservatory with water tap and decking extending to main decking with doors from conservatory, comprehensively landscaped with borders including established shrubs and additional decking leading to shed - enjoys sunny southerly aspect

Front

paved providing two parking spaces

Additional Information

Maintenance

Properties on Langley Park pay a service charge for the upkeep of communal areas in the development.- Details to be confirmed

Council Tax

London Borough of Bromley - Band F
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage