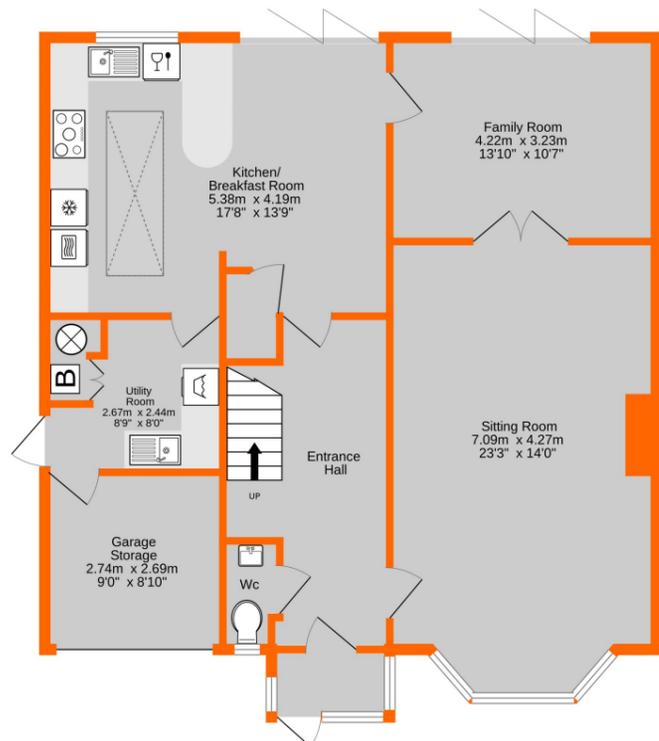


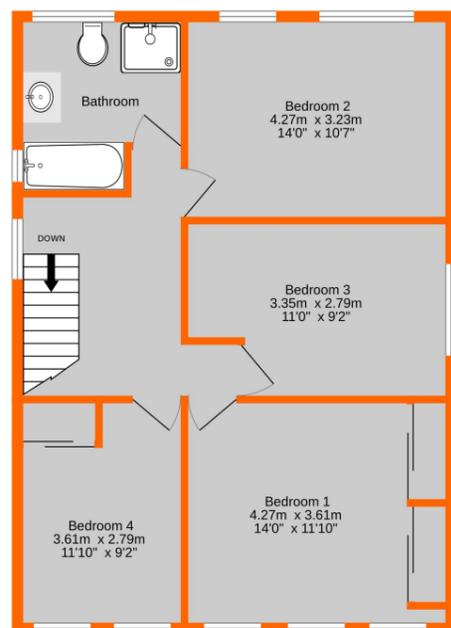
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
97.1 sq.m. (1046 sq.ft.) approx.



1st Floor
66.6 sq.m. (717 sq.ft.) approx.



Integral Garage Storage Sq.M Included In Total Approx. Floor Area

TOTAL FLOOR AREA : 163.7 sq.m. (1762 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026



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

52 Malmaison Way, Park Langley, Beckenham BR3 6SB

£1,200,000 Freehold

- Well presented detached family house
- Fabulous 41m/135ft sunny rear garden
- Impressive sitting room and family room
- Cloakroom off spacious entrance hall
- Prime location at heart of Park Langley
- Four bedrooms and large family bathroom
- Open plan kitchen/breakfast room
- Separate utility room and garage storage

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 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

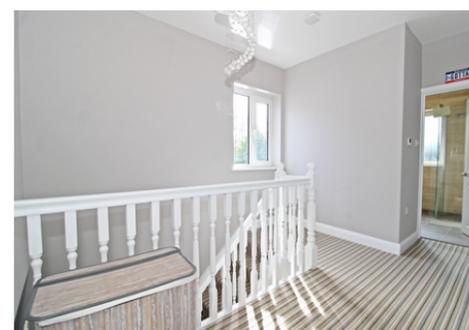


52 Malmins Way, Park Langley, Beckenham BR3 6SB

Delightful detached family home with generous kitchen/breakfast room having bi-fold doors to 41m/135ft sunny garden enjoying south-westerly aspect. Contact our Park Langley office for a viewing to appreciate the well presented accommodation, ideal for a family targeting the sought after LANGLEY PARK SCHOOLS, with four good size bedrooms arranged off landing plus generous family bathroom having both bath and shower. The entrance hall gives an immediate sense of space with a downstairs cloakroom beside the front door and impressive 7m/23ft sitting room, linking to the family room with further bi-fold doors to garden. Separate utility room with doors to side and shortened garage for storage.

Location

Situated at the heart of Park Langley, this is an extremely sought after area with local Schools including the popular Highfield and Unicorn Primary Schools as well as Langley Park Primary and Secondary Schools. Local shops are at the top corner of Westmoreland Road or by the Park Langley roundabout on Wickham Road, with an entrance to Kelsey Park just beyond. Stations in the vicinity include West Wickham, Bromley South, Eden Park and Shortlands, all about a mile away. Beckenham Junction is about a mile and a half away also offering tram services to Croydon and Wimbledon. Local sporting facilities include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd Leisure Club on Stanhope Grove.



Ground Floor

Enclosed Porch

double glazed with full height windows and door, Banham security front door

Entrance Hall

5.28m x 2.62m (17'4 x 8'7) includes stairs, upright radiator, Amtico flooring

Cloakroom

white low level wc and wash basin with mixer tap, wall tiling and matching floor tiles, radiator, double glazed circular window to front

Impressive Sitting Room

7.09m max x 4.27m max (23'3 x 14'0) includes cast iron fireplace with tiled inserts, Amtico flooring, two radiators, wide bay with double glazed windows to front

Family Room

4.22m x 3.23m (13'10 x 10'7) two radiators, Amtico flooring, bi-fold doors to garden

Large Kitchen/Breakfast Room

5.38m max x 4.19m max (17'8 x 13'9) base cupboards and drawers including deep pan drawers plus easy access corner units, wine cooler and Neff integrated dishwasher beneath quartz work surfaces with peninsula breakfast bar, stainless steel sink with waste disposal and Kohler shower spray mixer tap, Neff Induction hob, integrated upright fridge/freezer, Neff built-in electric oven and separate steam oven with cupboard above and drawers beneath, tall larder cupboard, matching wall units, double glazed window to rear and double glazed roof panel with motorised opening providing plenty of natural light, Amtico wood finish flooring extending to BREAKFAST AREA with space for table, radiator, cupboard extending beneath stairs and bi-fold doors to garden

Utility Room

2.67m max x 2.44m max (8'9 x 8'0) single drainer stainless steel sink with mixer tap set into L-shaped work surface with base cupboards and drawer beneath, matching wall cupboards, space for washing machine and stacked tumble dryer, full height cupboard concealing Worcester gas boiler and water tank, space for additional upright fridge/freezer, wood finish flooring, double glazed door to side

First Floor

Landing

3.86m x 2.64m (12'8 x 8'8) includes stairs, hatch to loft, radiator, double glazed window to side

Bedroom 1

4.27m x 3.61m (14'0 x 11'10) includes range of fitted wardrobes, radiator, three double glazed windows to front

Bedroom 2

4.27m x 3.23m (14'0 x 10'7) radiator, two double glazed windows to rear

Bedroom 3

3.35m x 2.79m (11'0 x 9'2) plus built-in double wardrobe, radiator, double glazed window to side

Bedroom 4

3.61m max x 2.64m (11'10 x 8'8) includes built-in double wardrobe, radiator, two double glazed windows to front

Generous Bathroom

2.82m x 2.57m (9'3 x 8'5) white panelled bath with Grohe mixer tap and Grohe shower attachment, walk-in shower with glazed screens having rain shower, body sprays and additional hand shower, low level wc, Villeroy & Boch wash basin with Grohe mixer tap and shower control having two large drawers beneath, matching storage unit with two cupboards and shelves, tiled walls, large chrome heated towel rail plus additional heated towel rail above bath, double glazed windows to side and rear

Outside

Front Garden

lawn and flower border plus irrigated borders beside paved driveway with brick edging, external power points

Garage Storage

2.74m x 2.69m (9'0 x 8'10) up and over door, gas and electricity meters plus trip fuses, light and power, door to utility room

Rear Garden

about 41m x 12.2m (135ft x 40ft) enjoying the best of the afternoon sunshine with paved terrace to rear of house, outside lights and water tap plus side access with gate to driveway, then laid to lawn with established shrubs and trees

Additional Information

Council Tax

London Borough of Bromley - Band G
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

