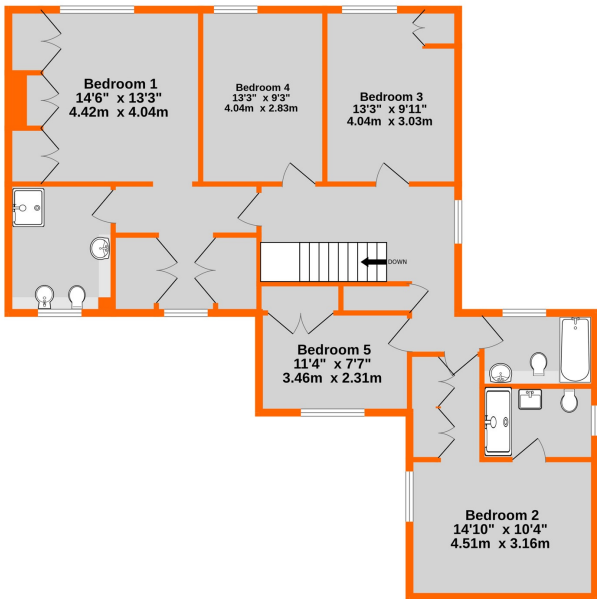
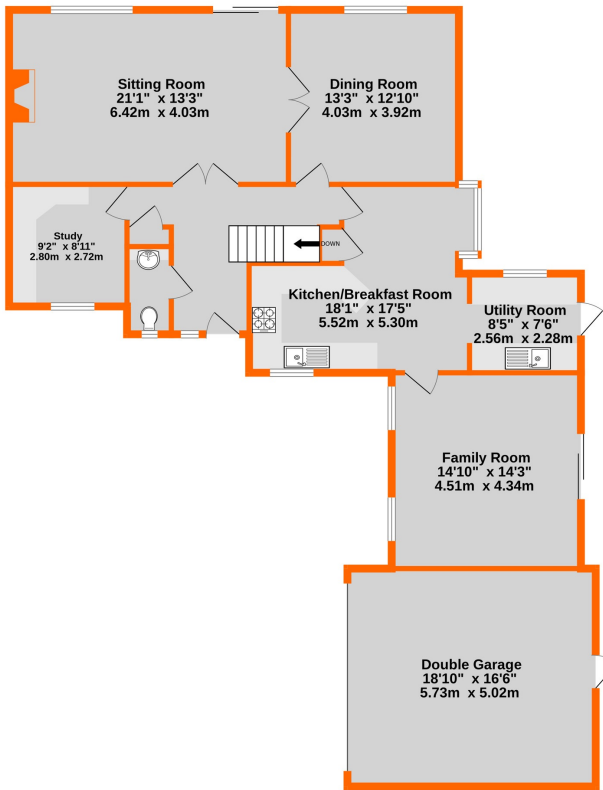


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2500sq.ft. (232.3 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.  
Made with Metropix ©2025

**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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George Proctor & Partners trading as Proctors

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

## 2 Fairway Gardens, Park Langley, Beckenham BR3 6YL

### £1,795,000 Freehold

- Exceptional family home in prestige location
- Fabulous 38m x 25m max/125ft x 82ft garden
- Fitted study and three further reception rooms
- Five bedrooms, bathroom and two en suites
- Rare blend of modern house and large garden
- HEATED SWIMMING POOL and double garage
- Utility room and kitchen with breakfast area
- Possible scope to improve and extend STPP

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2 Fairway Gardens, Park Langley, Beckenham BR3 6YL

Available via our Park Langley office - Impressive detached house set in an exclusive cul-de-sac, well away from passing traffic, with wonderful plot offering a particularly large garden with heated swimming pool. An ideal family home with wonderful lateral living space including FIVE GENEROUS BEDROOMS on first floor, with the two largest bedrooms each accommodating a distinct dressing space with built in wardrobes and a fully tiled en-suite. Design provides FOUR RECEPTION ROOMS with elegant sitting room and dining room overlooking main garden, fitted study and family room (ideal as a play room for younger children), beyond the kitchen with spacious breakfast area. Separate utility room with door to landscaped area of side garden leading to large shed beside the double garage. A magnificent property with scope to further improve and extend to the side and/or rear, subject to planning permission and other necessary consents.

Location

Fairway Gardens is off Barnfield Wood Road with Langley Park schools in the vicinity as well as Primary Schools, Unicorn and Highfield, whilst a short walk finds coach pick up points for a range of Independent Schools. Local shops are found at the top corner of Westmoreland Road or by the Park Langley roundabout, along with an entrance to Kelsey Park. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon with other mainline train services available from Bromley South, Shortlands and West Wickham. Popular local sporting facilities include Langley Park Golf Club, just along the road, Park Langley Tennis Club and a David Lloyd Club on Stanhope Grove.



Ground Floor

Entrance Hall

4.92m max x 4.12m max (16'2 x 13'6) includes area with coat cupboard, tiled floor, radiator, double glazed panel beside front door

Cloakroom

white low level wc and recessed wash basin having cupboard beneath, tiled walls, radiator, double glazed window to front

Fitted Study

2.8m x 2.72m (9'2 x 8'11) corner desk unit, base unit with cupboard and drawers, wall cupboards, radiator, double glazed window to front

Sitting Room

6.42m x 4.03m (21'1 x 13'3) two radiators, fireplace with living flame gas fire, double glazed window and patio door to garden

Dining Room

4.03m x 3.92m (13'3 x 12'10) tiled floor, radiator, double glazed window to rear

Kitchen/Breakfast Room

5.52m max x 5.3m max (18'1 x 17'5) plus open cupboard recess beneath stairs, base cupboards and drawers including deep pan drawers and baskets beneath granite work surfaces, butler sink with tri-flow mixer tap, Neff cooker hood above Bosch touch control Induction hob, built in electric oven and combination microwave, eye level cupboards, pull out larder unit beside space for American fridge/freezer, matching breakfast table, tiled floor, radiator, double glazed window to front and double glazed square bay window to side

Family Room

4.51m x 4.34m (14'10 x 14'3) two radiators, Amtico style flooring, double glazed windows to front and double glazed patio door to side

Utility Room

2.56m x 2.28m (8'5 x 7'6) base cupboards, drawers, Bosch integrated dishwasher and space for washing machine beneath granite work surfaces, double butler sink with mixer tap, tall double cupboard concealing Vaillant gas boiler, eye level cupboards, double glazed window to rear and door to side

First Floor

Landing

4.63m x 2.25m (15'2 x 7'5) hatch to loft, radiator beneath double glazed window to side, additional area with deep airing cupboard

Main Bedroom

6.95m x 5.73m max (22'10 x 18'10) providing three areas as follows:

~ Dressing Room

2.88m x 2.81m (9'5 x 9'3) includes pair of built in double wardrobes, radiator, double glazed window to front

~ Bedroom 1

4.42m x 4.04m (14'6 x 13'3) includes fitted wardrobes, radiator, double glazed window to rear

~ Large En Suite

2.71m x 2.54m (8'11 x 8'4) tiled walk in shower with curved screen, low level wc, bidet, recessed wash basin with cupboards and drawers beneath, tiled walls, chrome heated towel rail, tiled floor, double glazed window to front

Bedroom 2/Guest Suite

5.74m max x 4.52m max (18'10 x 14'10) providing three areas as follows:

~ Dressing Area

2.57m x 1.75m (8'5 x 5'9) includes pair of built in double wardrobes, hatch to secondary loft

~ Bedroom 2

4.51m x 3.16m (14'10 x 10'4) radiator beneath double glazed window to side overlooking front garden

~ En Suite Shower Room

2.61m x 1.68m (8'7 x 5'6) full width tiled shower with glazed sliding door, pedestal wash basin, low level wc, tiled walls, shaver point, radiator, tiled floor, double glazed window to side

Bedroom 3

4.04m x 3.03m (13'3 x 9'11) includes fitted double wardrobe, radiator, double glazed window to rear

Bedroom 4

4.04m x 2.83m (13'3 x 9'3) radiator, double glazed window to rear

Bedroom 5

3.46m x 2.31m (11'4 x 7'7) plus large double wardrobe/cupboard, radiator, double glazed window to front

Family Bathroom

2.62m x 1.68m (8'7 x 5'6) large white panelled bath with shower attachment and folding screen over, low level wc, recessed wash basin with cupboards beneath, tiled walls, shaver point, radiator, tiled floor, double glazed window to rear

Outside

Front Garden

the property is beautifully set with extensive driveway providing ample parking

Double Garage

5.73m x 5.02m (18'10 x 16'6) up and over door, painted floor, light and power, pitched roof with eaves storage, door to rear, external power point

Rear Garden

about 38m max x 25m max width to far end (125ft x 82ft) extensively laid to lawn with borders including shrubs and plants, gravelled path to far end with established oak trees and timber playhouse, paved surround to HEATED SWIMMING POOL with octagonal summerhouse. Gas fired boiler and filter system for pool situated beside house plus water storage tank for irrigation system (no longer used), additional garden area with shrub borders and paved area with raised border beside house leading to door from garage with path beyond to timber shed and gate to front garden

Additional Information

Council Tax

London Borough of Bromley - Band G  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

