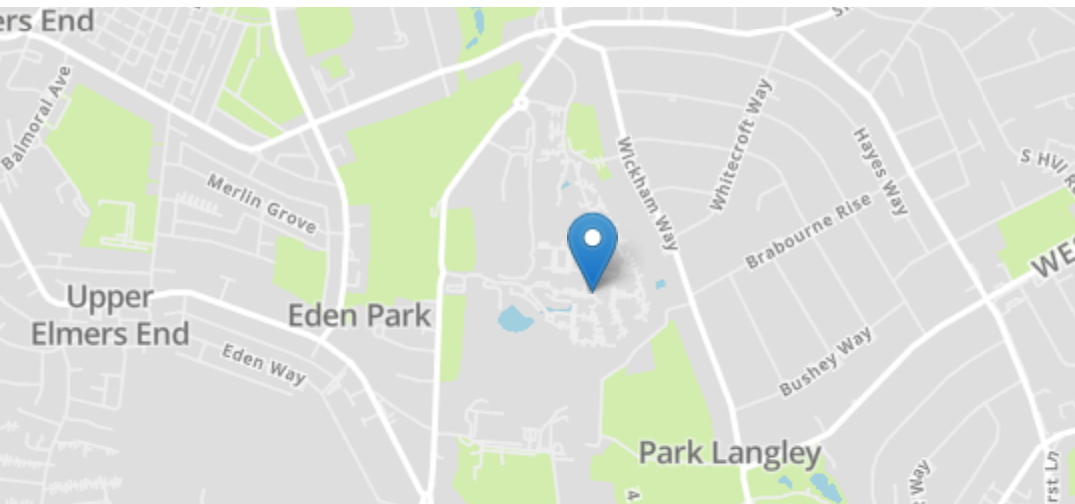
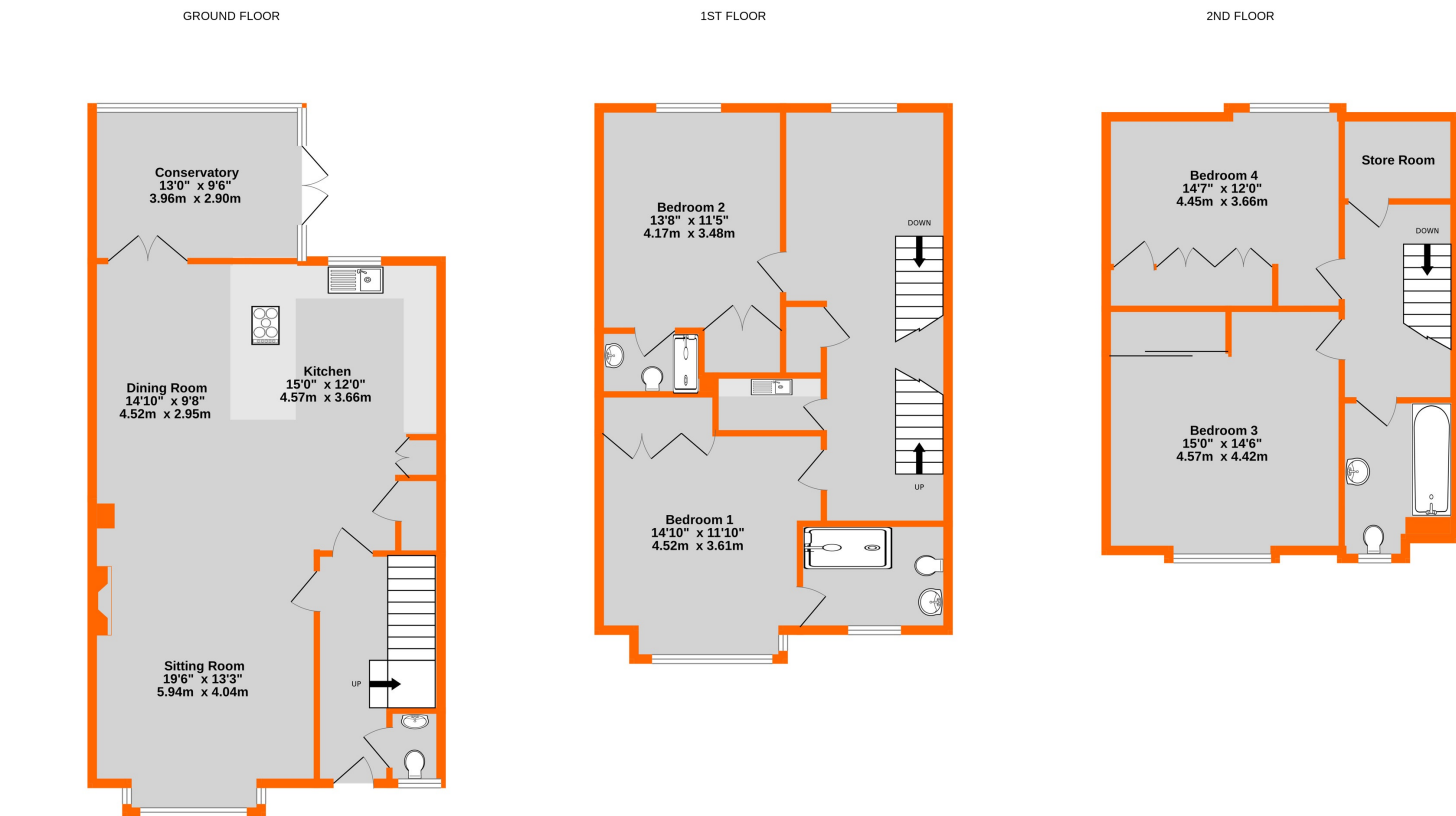




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England, Scotland & Wales		
		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 2217sq.ft. (206.0 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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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



George Proctor & Partners trading as Proctors



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

48 Whitstone Lane, Langley Waterside, Beckenham BR3 3FZ

£1,000,000 Freehold

- Spacious end of terrace townhouse
- Near Langley and Unicorn Schools
- Large living room open to kitchen
- Allocated parking space and garage
- In popular gated development
- Four generous double bedrooms
- Three bathrooms (two en suites)
- Over 2200sqft/206sqm of accommodation

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48 Whitstone Lane, Langley Waterside, Beckenham BR3 3FZ

Wonderfully spacious end of terrace property with excellent family accommodation over three floors, well maintained and presented to a high standard with landscaped garden, parking space to front and garage. Langley Waterside has the benefit of 24 hour security at the gated entrance to the development and is ideally situated for the popular Unicorn Primary as well as the LANGLEY SCHOOLS. The fabulous 10.5m (34ft) living room is open plan to the well appointed kitchen and there is a generous double glazed conservatory. FOUR LARGE DOUBLE BEDROOMS and THREE BATHROOMS plus cloakroom off hall. En suite to main bedroom has been recently renewed and all bedrooms have wardrobes. Generous first floor landing has a wonderful STUDY space by the rear window and there is an upstairs laundry room.

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 whilst West Wickham and Beckenham Town Centres are both about a mile away. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. The popular Langley Park Secondary Schools and Primary School as well as Unicorn Primary School are all in the vicinity.



Ground Floor

Entrance Hall

4.37m x 2.36m max (14'4 x 7'9) tiled floor, covered radiator, double glazed window above front door

Cloakroom

white low level suite and pedestal wash basin with mixer having tiling and mirror above, downlight, tiled floor, covered radiator, double glazed window to front

Open Plan Kitchen

4.57m max x 3.66m max (15'0 x 12'0) base cupboards, drawers and Bosch integrated dishwasher beneath wood finish work surfaces, inset 1½ bowl single drainer sink with shower spray mixer tap, Elica cooker hood above Smeg range cooker with six burner hob and two ovens set into deep peninsular work surface with additional cupboards to far side, integrated fridge/freezer and Bosch built in microwave having cupboards above and below, wall tiling, display cabinets and corner wall cupboard concealing Worcester gas boiler, downlights, tiled floor, large cupboard extending beneath stairs, double glazed window to rear

Living Room

10.52m max x 4.04m (34'6 x 13'3) impressively spacious with two areas as follows:

~ Sitting Room

5.94m x 4.04m (19'6 x 13'3) includes marble fireplace with living flame gas fire, radiator, square bay with double glazed windows to front

~ Dining Area

4.52m x 2.95m widening to 4.03m (14'10 x 9'8 to 13'3) open plan to kitchen providing space for table, double glazed doors to conservatory

Conservatory

3.96m max x 2.90m (13'0 x 9'6) tiled floor, Dimplex electric heater, large mirror, double glazed with attractive outlook over garden and doors to terrace

First Floor

Spacious Landing

7.19m x 2.36m (23'7 x 7'9) staircase to top floor, built in cupboard with pressurised hot water cylinder, STUDY AREA with two desks, radiator and double glazed window to rear

Bedroom 1

4.52m x 3.61m (14'10 x 11'10) plus built in double and single wardrobes, radiator, double glazed windows to front and side

En Suite Shower Room

2.74m x 2.03m (9'0 x 6'8) re-appointed with tiled double shower cubide having sliding door, fixed overhead shower and hand shower, white low level wc with concealed cistern, bidet, wash basin with mixer tap, wall tiling, two mirrored wall cabinets with shaver sockets, radiator, tiled floor with underfloor heating, extractor fan, double glazed window to front

Bedroom 2

4.17m x 3.48m (13'8 x 11'5) plus built in double wardrobe, radiator, wall mirror, double glazed window to rear

En Suite Shower Room

tiled double shower cubide with glazed sliding door and Aqualisa shower, low level wc with concealed cistern, pedestal wash basin with mixer tap, wall tiling and large mirror, mirrored wall cabinet, shaver point, radiator, tiled floor, extractor fan

Laundry Room

2.01m x 1.60m (6'7 x 5'3) work surface with inset single drainer stainless steel sink having cupboard beneath plus space for washing machine and tumble dryer, wall tiling, eye level cupboards, tiled floor

Second/Top Floor

Top Landing

3.78m x 2.13m (12'5 x 7'0) hatch with fold down ladder to loft

Store Room

2.15m x 1.6m (7' 1" x 5' 3")

Bedroom 3

4.57m x 4.42m (15'0 x 14'6) includes range of wardrobes, ornamental fireplace surround having marble finish insert and hearth, radiator, double glazed window to front

Bedroom 4

4.45m x 3.66m (14'7 x 12'0) includes wardrobes, radiator, double glazed window to rear

Family Bathroom

2.84m x 2.31m (9'4 x 7'7) white panelled bath with mixer tap and shower attachment having hinged two-part screen over, pedestal wash basin with mixer tap, low level wc, wall tiling and two mirrors, radiator, shaver point with mirrored cabinet, downlights, Dimplex wall heater, double glazed window to front

Outside

Front Garden

brick pavior PARKING SPACE, path to front door and gravelled patio with box hedge

Garage

approached via archway providing through access to rear of buildings. This property has the second garage on the left with up and over door, light and power

Rear Garden

about 13m max x 8m (44ft x 26½ft) paved terrace surrounding conservatory, outside tap, paved path beside house with timber gate for side access, garden is attractively landscaped steps to lawn and borders including shrubs, additional paved area to far corner

Additional Information

Service Charge

£1,202.50 plus £127.79 Reserve Charge for half year 01.07.25 to 31.12.25 = £1,330.29 (equating to £2,660.58 per annum) paid to the appointed Management Company (Crabtree Property Management) for the running and upkeep of the communal grounds and facilities including gate security.

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