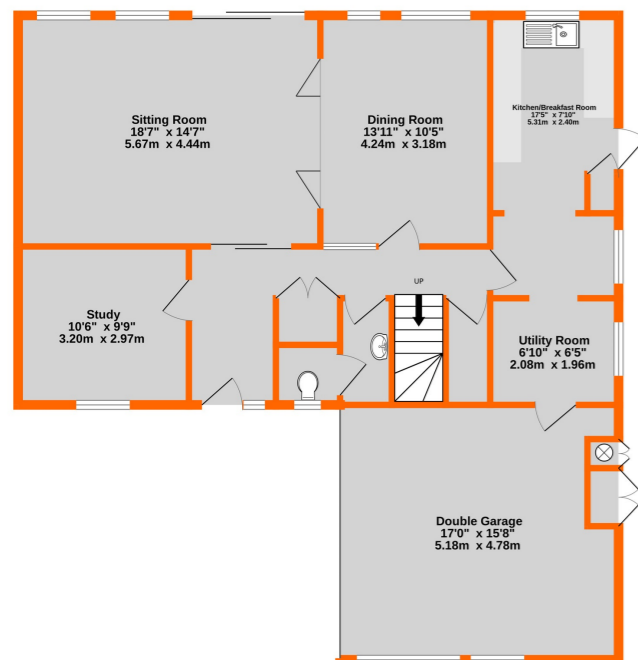


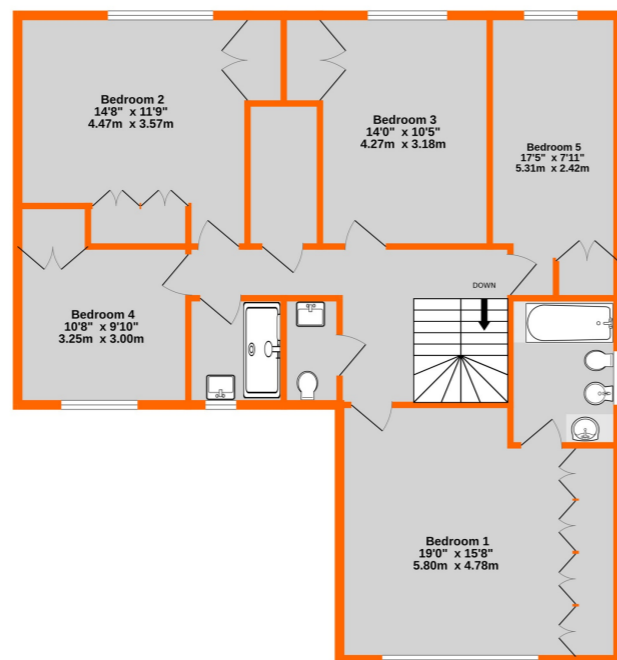
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		80
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
 1164 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR  
 1163 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA : 2326 sq.ft. (216.1 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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Viewing by appointment with our Park Langley Office - 020 8658 5588

18 Elwill Way, Park Langley, Beckenham, Kent BR3 3AD

**£1,350,000 Freehold**

- Detached house requiring modernisation
- South facing plot in conservation area
- Five double bedrooms and two bathrooms
- Secluded 33m/110ft established garden
- Potential to create fabulous family home
- Three reception rooms and utility room
- Extremely large main bedroom and en suite
- In-and-out driveway and double garage

## 18 Elwill Way, Park Langley, Beckenham, Kent BR3 3AD

In a great location at the heart of the Park Langley Conservation Area with a good plot and a south facing garden, a spacious detached house built for the current family and now offering scope for updating and possible extension, subject to planning permission and other necessary consents. **THREE RECEPTION ROOMS** off entrance hall plus kitchen with distinct breakfast area and separate utility room. **FIVE DOUBLE BEDROOMS** on first floor with very large main bedroom above the double garage having ample wardrobes and en suite bathroom plus shower room and separate wc off landing and downstairs cloakroom. With the well planned accommodation plus in-and-out driveway and 33m/110ft rear garden, there is huge potential to again make this a great family home for many years to come in a highly sought after location.

### Location

Within a Conservation Area, this house is situated on the south side of the first section of Elwill Way, between Wickham Way and Whitecroft Way, which is one of the best residential roads in the area and whilst this part of the road is unadopted it was completely resurfaced in 2016. The popular Langley Park Secondary Schools and Primary School are in the vicinity as well as Unicorn Primary School. The Park Langley shops, on Wickham Road, are about a quarter of a mile away, along with an entrance to Kelsey Park. The property is convenient for three mainline stations to London and Bromley High Street is about a mile away. Langley Park Golf Club and Park Langley Tennis Club are both popular local sporting facilities.



### Ground Floor

#### Entrance Hall

5.14m max x 2.42m max (16'10" x 8'0") double coat cupboard with high level cupboard above, double glazed panel beside front door

#### Cloakroom

tiled walls, wash basin with mirror above, door to separate wc with low level suite, tiled walls, double glazed windows to side

#### Study

3.20m x 2.97m (10'6" x 9'9") wood panelling to end wall and ceiling, secondary glazed window to front

#### Kitchen/Breakfast Room

5.31m x 2.4m (17'5" x 7'11") partitioned BREAKFAST AREA providing space for table and chairs with secondary glazed window to side, KITCHEN AREA has range of base cupboards and drawers beneath work surfaces with 4 inset electric hob rings, single drainer stainless steel sink with mixer tap, space for cooker and upright fridge/freezer beside built-in cupboard, wall tiling, eye level cupboards, window to rear overlooking garden and door to side

#### Utility Room

2.08m x 1.96m (6'10" x 6'5") large butler sink, space with plumbing for washing machine and dishwasher plus space for tumble dryer, tiled walls, window to side, door to garage

#### Dining Room

4.24m x 3.18m (13'11" x 10'5") spacious with folding doors to sitting room, double glazed windows to rear

#### Sitting Room

5.67m max x 4.44m (18'7" x 14'7") spacious with exposed stonework to end wall with display shelves, window and large double glazed sliding patio door unit to garden

### First Floor

#### Landing

3.23m x 3.05m (10'7" x 10'0") plus additional area leading to end bedrooms and shower room with hatch and ladder to loft, large walk-in airing cupboard 2.36m x 1.21m (7'9" x 4'0") with insulated hot water cylinder and slatted shelves

#### Main Bedroom

5.80m max x 4.78m max (19'1" x 15'8") including range of built-in wardrobes to one wall providing considerable storage, large windows to front

#### En Suite Bathroom

2.74m x 2.03m (9'0" x 6'8") panelled bath, low level wc, bidet and wash basin with mixer tap set into base unit with double cupboard and drawer beneath, tiled walls, heated towel rail, window to side

#### Bedroom 2

4.47m x 3.57m (14'8" x 14'0") plus recess by door and two built-in double wardrobes with high level cupboards above, window to rear

#### Bedroom 3

4.27m x 3.18m (14'0" x 10'5") plus built-in double wardrobe with high level cupboard above, window to rear

#### Bedroom 4

3.25m x 3.00m (10'8" x 9'11") plus built-in double wardrobe with high level cupboard above, window to front

#### Bedroom 5

5.31m max x 2.42m max (17'5" x 8'0") includes built-in double wardrobe with high level cupboard above, secondary glazed window to rear

### Shower Room

1.8m x 1.73m (5'11" x 5'8") large shower cubicle with sliding doors, pedestal wash basin, tiled walls, heated towel rail, shaver point, window to front

### Separate WC

white low level suite, window to front

### Outside

#### Front Garden

area of lawn by in-and-out driveway providing ample parking, side access to rear garden with double storage cupboard and further cupboard concealing replaced Johnson & Starley C20DW gas fired heater for warm air central heating

#### Double Garage

5.18m x 4.78m (17'0" x 15'8") plus recess to far end by door from utility room, electrically operated up and over door, water tap, light and power, gas and electricity meters, high level windows to side facing Elwill Way

#### Rear Garden

about 33.5m x 14.8m (110ft x 48ft) enjoying sunny southerly aspect with paved terrace to rear of house then laid to lawn with borders including shrubs and plants plus mature trees providing seclusion, outside light and water tap to rear of house

### Additional Information

#### Council Tax

London Borough of Bromley - Band G