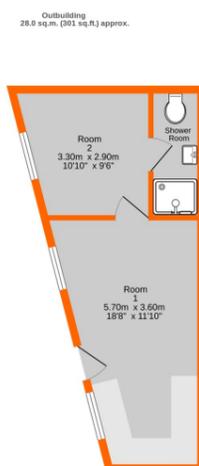
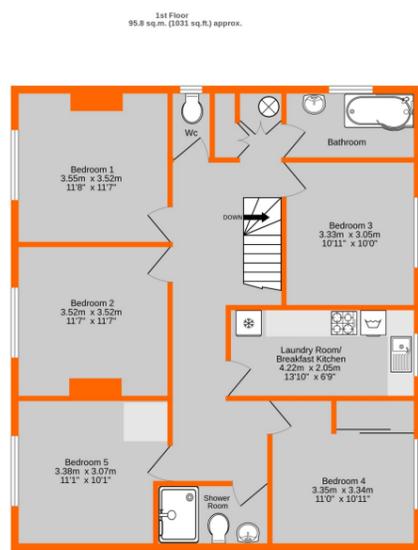
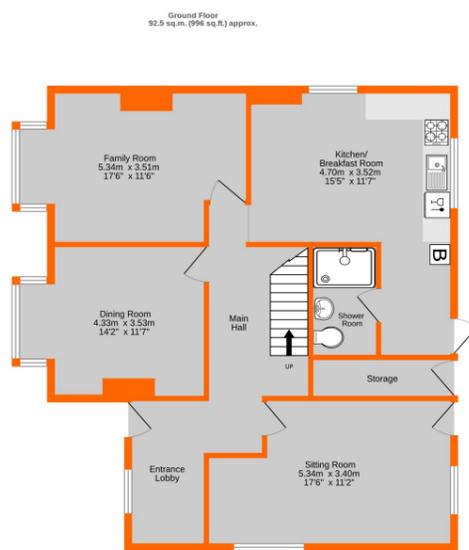


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Outbuilding Sq.M Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 216.2 sq.m. (2328 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

65 South Eden Park Road, Beckenham BR3 3BA

**£850,000 Freehold**

- Detached house near Langley Schools
- Family bathroom and two shower rooms
- Three receptions rooms plus study area
- Garden terrace area with sunny aspect
- Five double bedrooms off upstairs landing
- Kitchen/breakfast room with dining space
- Wide 18m (60ft) frontage with parking space
- Large outbuilding for gym or games room

**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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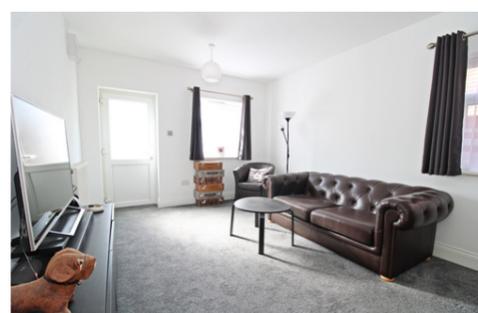


## 65 South Eden Park Road, Beckenham BR3 3BA

Detached five bedroom house opposite Hawksbrook Lane leading to Langley Park Secondary Schools for boys and girls, Langley Park Primary School and Club Langley sports facilities. Three good size reception rooms off entrance hall plus additional possible study area by front door. Large kitchen/breakfast room with ample space for table, shower/cloakroom plus further bathroom, shower room and separate wc upstairs. Rear garden has small courtyard suntrap with the remainder of the land given over to an outbuilding giving ancilliary space ideal for storage, games room, possible gym or teenagers' den. Full replacement sealed unit double glazing and property has wide frontage with driveway parking space.

### Location

Situated close on the the junction with Upper Elmers End Road and opposite Hawksbrook Lane that leads to the popular Langley Park Secondary Schools and Primary School. This property is also convenient for Unicorn Primary School, found off South Eden Park Road by the entrance to Langley Waterside. Eden Park station is close by along with local shops on Upper Elmers End Road, opposite the station or on Wickham Road, by the Park Langley roundabout along with a Tesco Express. Beckenham High Street is about one and a half miles away together with Beckenham Junction Station with trains to Victoria and The City as well as trams to Croydon and Wimbledon.



### Ground Floor

#### Entrance Lobby

3.38m x 1.93m (11'1" x 6'4") with possible STUDY AREA having double glazed window to front, open to

#### Main Hall

4.52m max x 2.36m (14'10" x 7'9") plus area by door to sitting room, includes cupboard beneath stairs

#### Sitting Room

5.34m x 3.4m (17'6" x 11'2") radiator, double glazed windows to side and rear plus door to garden

#### Dining Room

4.33m max x 3.53m max (14'2" x 11'7") radiator set into square bay with double glazed windows to front

#### Family Room

5.34m max x 3.51m max (17'6" x 11'6") radiator set into square bay with double glazed windows to front

#### Kitchen/Breakfast Room

4.7m x 3.52m (15'5" x 11'7") base cupboards and drawers plus space for washing machine beneath work surface with inset single drainer stainless steel sink and mixer tap, pull out cooker hood above Zanussi 4-ring gas hob with electric oven beneath, eye level cupboards, space for upright fridge/freezer, wood finish flooring extending to BREAKFAST AREA providing plenty of space for table, double glazed windows to side and rear - additional area with radiator, Ideal wall mounted gas boiler and double glazed door to garden

#### Shower/Cloakroom

2.44m x 1.39m (8'0" x 4'7") full width tiled shower with sliding door, pedestal wash basin with mixer tap, low level wc, tiled walls, chrome heated towel rail

### First Floor

#### Landing

7.6m max x 2.36m max (24'11" x 7'9") plus airing cupboard housing insulated hot water cylinder with further Worcester gas boiler and built in cupboards

### Bedroom 1

3.55m max x 3.52m max (11'8" x 11'7") radiator, double glazed window to front

### Bedroom 2

3.52m max x 3.52m max (11'7" x 11'7") radiator, double glazed window to front

### Bedroom 3

3.33m x 3.05m (10'11" x 10'0") radiator, double glazed window to rear

### Bathroom

3.01m x 1.47m (9'11" x 4'10") white shower bath with mixer tap and hand shower having curved screen and built in shower over, pedestal wash basin with mixer tap, tiled walls, radiator, tiled floor, double glazed window to side

### Separate WC

white low level suite, wall tiling, radiator, double glazed window to side

### Bedroom 4

3.35m x 3.34m (11'0" x 10'11") includes wardrobes, radiator, double glazed window to rear

### Bedroom 5

3.38m max x 3.07m max (11'1" x 10'1") plus recess by door, radiator, double glazed window to front

### Shower Room

2.5m x 1.42m (8'2" x 4'8") full width tiled shower with sliding door, low level wc, pedestal wash basin with mixer tap, wall tiling, chrome heated towel rail, tiled floor

### Laundry Room/Breakfast Kitchen

4.22m x 2.06m (13'10" x 6'9") base cupboards, drawers and space for washing machine beneath work surfaces, inset single drainer stainless steel sink with mixer tap, pull out cooker hood above 4-ring gas hob with electric oven beneath, wall tiling, eye level cupboards, radiator, double glazed window to rear

### Outside

#### Front Garden

wide frontage of approximately 18.15m (60ft) with picket fencing, path to side access and driveway parking by front door recessed into deep wide porch with wide crossover from dropped kerb

#### Rear Garden

courtyard dining space 4.7m x 4.06m (15'5" x 13'4") enjoying best of the sunshine with south westerly aspect, remainder of garden given over to outbuilding with path to rear of house and dual side access with additional garden area beside house having timber shed

#### Outbuilding

8.73m max x 4.26m narrowing to 2.22m (28' 8" x 14' 0" to 7'3") occupying much of the garden and divided into three areas, ideal for storage, games room, possible gym or teenagers' den  
Room 1 - 5.67m max x 3.61m max narrowing to 2.22m (18' 7" x 11'10" to 7'3") UTILITY AREA providing work surface with base cupboards and drawers, plumbing for washing machine, space for fridge/freezer, electric oven, 4-ring gas hob with concealed extractor hood, circular stainless steel sink and matching drainer with mixer tap, Vaillant boiler, open to living area with radiator beneath double glazed window, door to Room 2 - 3.2m max x 2.86m max (10'6" x 9'5") radiator beneath double glazed window, door to Shower Room - 2.94m x 0.89m (9'8" x 2'11") fully tiled with large shower cubicle having glazed folding door, low level wc, wash basin with mixer tap and cupboard beneath, chrome heated towel rail, extractor fan

### 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)