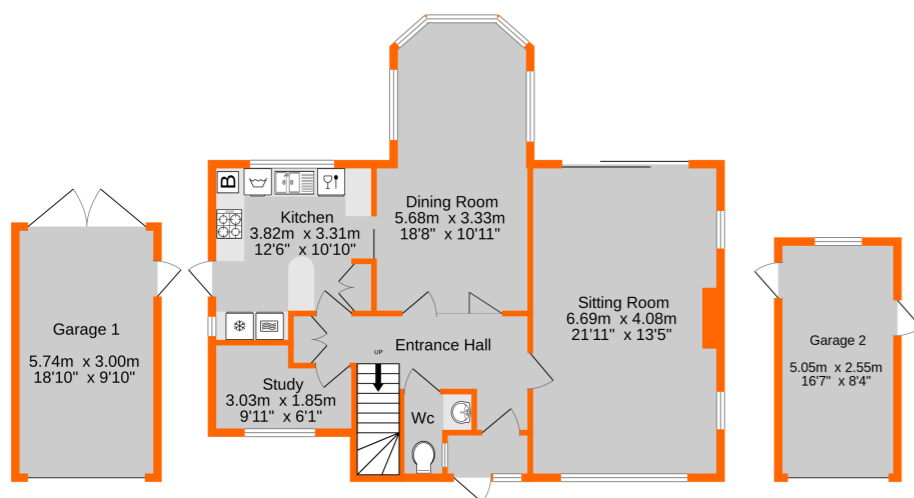
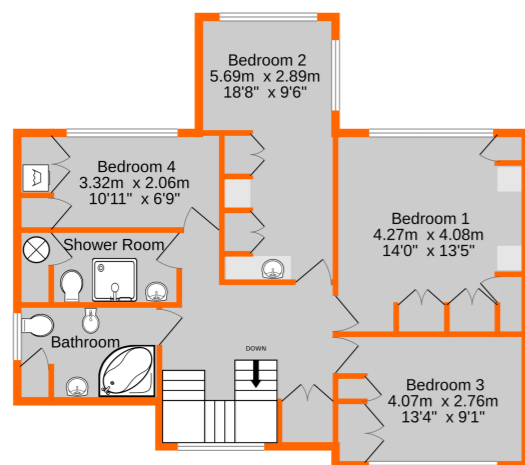


Ground Floor



1st Floor



Garages Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 157.4 sq.m. (1694 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

39 Whitecroft Way, Park Langley, Beckenham, Kent BR3 3AQ

£1,375,000 Freehold

- Handsome detached house with exceptional plot
- 22m/73ft plot width across in-and-out driveway
- Scope to create one of best houses in the area
- Four bedrooms on first floor and two bathrooms
- First class location in Conservation Area
- Potential for impressive extension(s) S.T.P.P.
- Three reception rooms off hall plus kitchen
- Two garages and 34.7m (114ft) rear garden

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



39 Whitecroft Way, Park Langley, Beckenham, Kent BR3 3AQ

With a wonderfully generous corner plot and a detached garage either side of the property, this fine detached house is offered for sale by our Park Langley office for the first time in approaching 40 years. There is huge scope to improve and possibly extend the house on a grand scale, creating one of the very best houses in the area, with a plot to match, on a road where a house of such stature will comfortably sit. The rear garden is almost 35m/115ft in length and additional garaging may be possible to the far end, accessed from Malmaims Way but any such alterations or extensions will, of course, be subject to planning permission and other necessary consents. This much loved family home currently has three reception rooms off the hall as well as a kitchen and cloakroom, whilst upstairs there are four bedrooms and two bathrooms but it is the future potential that is possibly its biggest asset for a buyer wanting an exceptional home in a premium location.

Location

Whitecroft Way is one of the best locations in the highly sought after Park Langley Conservation Area and this property is situated on the corner of Malmaims Way. 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, along with a Tesco Express and Majestic Wine by the roundabout, 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

Enclosed Porch

glazed panel beside door, further glazed front door to

Entrance Hall

4.62m max x 2.46m max (15'2" x 8'1") plus double coat cupboard to far end with locker cupboard above, radiator

Cloakroom

low level wc, wash basin set into base unit with cupboard beneath, tall panel accessing useful understairs storage with electricity meter, shaver point, mirror and wall light above basin, extractor fan, secondary glazed window to porch

Sitting Room

6.69m x 4.08m max (21'11" x 13'5") to include marble and granite fireplace with living flame gas fire, two radiators, pair of secondary glazed windows to side plus large double glazed window to front and patio door to garden

Dining Room

5.68m x 3.33m max (18'8" x 10'11") triple doors from hall, two radiators, double glazed windows to both sides plus wide bay having double glazed windows to rear with deep sill

Kitchen

3.82m max x 3.31m max (12'6" x 10'10") to include good range of base cupboards and drawers including deep pan drawers beneath work surfaces plus space for washing machine and dishwasher, inset 1¼ bowl stainless steel sink with single drainer and mixer tap, AEG cooker hood above 4-ring gas hob, Worcester wall mounted gas boiler, eye level cupboards plus full height cupboards beside door from hall, wall tiling, built-in AEG electric oven with separate grill having deep drawers beneath and cupboards above with shelves to one side having space beneath for upright fridge/freezer, full height larder cupboard, double glazed door to side and double glazed window to rear overlooking garden

Study

3.03m x 1.85m max (9'11" x 6'1") radiator, double glazed window to front

First Floor

Landing

3.64m x 3.32m max (11'11" x 10'11") to include return staircase with double glazed windows to front above stairs, large built-in double cupboard, radiator, hatch with ladder to loft, additional area leading to bedroom 4 and shower room

Bedroom 1

4.27m x 4.08m (14'0" x 13'5") includes pair of fitted double wardrobes to end wall with high level cupboards above and concealed lighting over recess for bed with wardrobes either side having cupboards above, radiator beneath double glazed window to rear

Bedroom 2

5.69m max x 2.89m max (18'8" x 9'6") to include built-in wardrobes and central dressing table with high level cupboards above, base unit with inset sink having mirror above, radiator, double glazed windows to side and rear

Bedroom 3

4.07m x 2.76m (13'4" x 9'1") to include built-in wardrobes with high level cupboards above, radiator beneath double glazed window to front

Bedroom 4

3.32m x 2.06m (10'11" x 6'9") plus deep eaves cupboards/wardrobes, radiator beneath double glazed window to rear

Family Bathroom

2.82m max x 2.08m max (9'3" x 6'10") corner bath with mixer tap and shower attachment, bidet, low level wc and pedestal wash basin with mixer tap having shaver point above plus mirror and wall light, radiator, wall tiling, built-in cupboard, Vent Axia extractor above double glazed window to side

Shower Room

2.17m x 1.38m (7'1" x 4'6") plus eaves cupboard, low level wc, shower cubicle with hinged door and wash basin with mixer tap having shaver point plus mirror and wall light above, wall tiling, recessed cabinet with mirrored door, extractor fan and Dimplex fan heater

Outside

Front Garden

22.25m (73ft) plot width across front of house, extensive paved in-and-out driveway providing ample parking

Garage 1

5.74m x 3m (18'10" x 9'10") electrically operated up and over door, light and power, pitched roof with eaves storage, double doors to rear accessing carport and door to side

Covered Car Port

5.03m x 3m (16'6" x 9'10") to rear of garage 1 with additional overhang by covered side way extending to 4.6m max (15'2")

Garage 2

5.06m x 2.52m (16'7" x 8'3") up and over door, light and power, pitched roof with eaves storage, window to rear and door to side accessing rear terrace

Rear Garden

about 34.7m x 20m max (114ft x 66ft) paved terrace to rear of house with outside water tap and paths between house and garages on either side having gates to front garden, covered carport to rear of garage 1 plus useful timber shed, steps from terrace to main lawn with greenhouse to one side, summerhouse, established borders and timber pergola leading to additional area of garden at far end with apple trees, extensive vegetable beds, additional sheds and greenhouse

Additional Information

Council Tax

London Borough of Bromley - Band G

