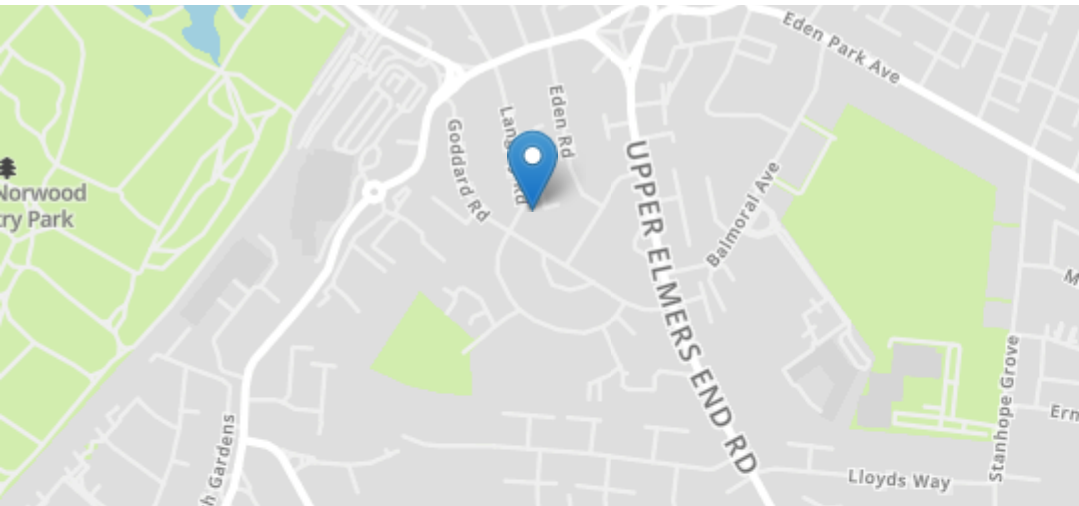
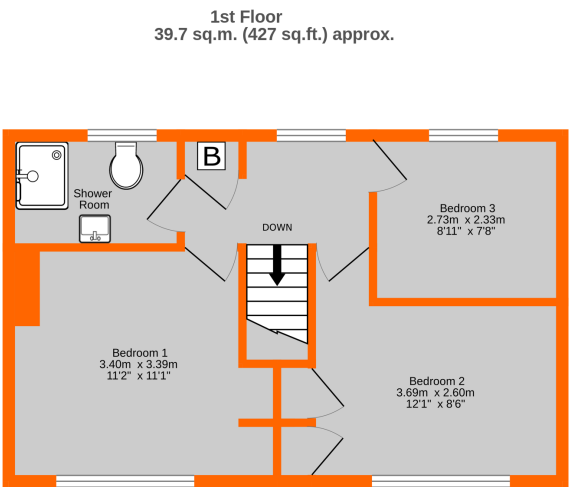
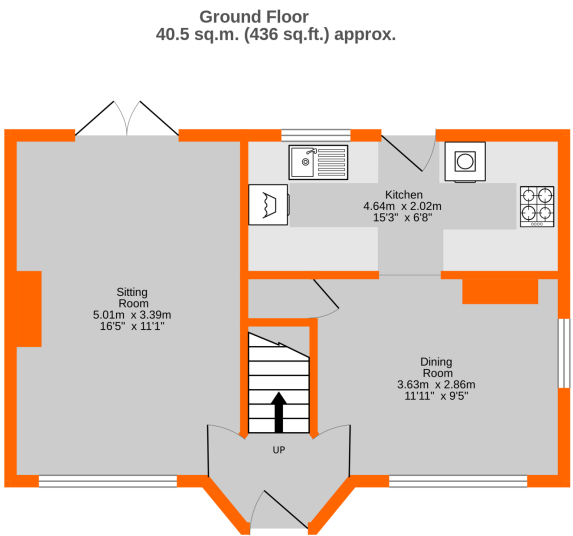




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 80.2 sq.m. (863 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Beckenham Office - 020 8650 2000

37 Langley Road, Beckenham, Kent BR3 4AE

£500,000 Freehold

- Older style semi-detached home
- Re-modeled shower room
- Three bedrooms, two receptions
- Fitted kitchen with appliances
- Quiet, convenient location
- Off street parking
- Chain free
- Good size private gardens

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



37 Langley Road, Beckenham, Kent BR3 4AE

This 'chain free' home offers great, well presented accommodation from the hall is a dual aspect through sitting room with doors onto the garden, and a separate dining room which opens onto the modern fitted kitchen. Upstairs are three good sized bedrooms, the third with wardrobes currently used as a dressing room together with former bathroom now a re-modelled shower room. Benefits include gas radiator central heating with a renewed combination boiler, sealed unit double glazed replacement windows and doors, laminate and carpeted floors, chain free, gardens front and rear with off street drive parking to the front.

Location

Langley Road is accessed from Croydon Road and this property is at the far end near the junction with Goddard Road. Opposite this junction is Shirley Crescent with the popular Marian Vian Primary School, only a short walk away, the Secondary School, Orion, is also in the vicinity situated on Balmoral Avenue. Local shops are less than a quarter of a mile away at Elmers End along with a large Tesco Superstore. Elmers End station can visibly be seen from the bottom of Langley Road which provides trains running to London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham and there are also trams to Croydon and Wimbledon. Beckenham High Street is just over a mile away with a good choice of shops and restaurants plus cinema.



Ground Floor

Replaced Entrance Door to

Entrance Hall

tilled floor, wall mounted fuse box, stairs to first floor

Sitting Room

5.01m x 3.39m (16' 5" x 11' 1") a lovely dual aspect living room, windows to front, glazed double doors to rear onto garden, coved cornice, picture rail and laminate flooring

Dining Room

3.63m x 2.86m (11' 11" x 9' 5") dual aspect with windows to front and side, picture rail, coved cornice, under stairs cupboard, laminate flooring

Kitchen

4.64m x 2.02m (15' 3" x 6' 8") fitted with base cupboards, drawers and wall cupboards, ample worktops with inset single drainer stainless steel sink unit with mixer tap, appliances include slimline dishwasher and washing machine, tumble dryer, fridge and under counter freezer, inset 4 ring gas hob, extractor hood over, oven under, part tiled walls, windows and semi glazed door to rear, laminated floor

First Floor

Landing

trap to loft, window to rear, cupboard houses gas fired renewed Worcester combination boiler, picture rail

Bedroom 1

3.40m x 3.39m (11' 2" x 11' 1") trap to loft with loft ladder, window to front, two storage recesses, picture rail

Bedroom 2

3.69m x 2.60m (12' 1" x 8' 6") windows to front, two built-in storage cupboards, picture rail

Bedroom 3

2.73m x 2.33m (8' 11" x 7' 8") currently used as a dressing room, free standing wardrobes and drawers, windows to rear

Shower Room

former bathroom, re-modelled, now has a large walk-in double shower with rain head shower and separate hand spray, vanity unit with large wash basin with mixer tap, drawers below, fully tiled walls and floor, toilet, window to rear, downlights, chrome heated towel rail

Outside

To the Front

off street paved block parking to the front for two cars, lawn, fenced, side access to

Rear Garden

45' deep x 30' narrows to 18', tapers to the bottom, paved sun terrace, lawn and beds ready for planting, timber shed, outside tap

Additional Information

Council Tax
London Borough of Bromley - Band D
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
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