

1 Malmain Close, Park Langley, Beckenham BR3 6SE

Tucked away in a quiet close within the desirable Park Langley postcode, this detached family home offers a peaceful setting and wonderfully proportioned rooms. The property provides excellent scope to update the current layout and, as demonstrated by neighbouring homes of a similar design, potential to extend (subject to the usual planning consents). Offered to the market chain free, the house features four double bedrooms —ideal for a growing family seeking access to the area’s highly regarded schools. Externally, the property boasts a generous rear garden, perfectly sized for family life, along with ample off-street parking to the front.

Location

Situated off Malmain Way, Malmain Close is about half a mile from the sought after Langley Park and Unicorn Schools with Eden Park station a little further on with trains to Charing Cross and London Bridge. Other stations in the area include Shortlands, Bromley South and West Wickham offering regular services to London and from Beckenham Junction station there are trams to Croydon and Wimbledon. Local shops can be found on Wickham Road by the Park Langley roundabout with an entrance to Kelsey Park just beyond.



Ground Floor

Porch

double glazed sliding door, tiled floor, light

Entrance Hall

5.43m max x 2.67m max (17' 10" x 8' 9") to include cupboard beneath stairs, coat cupboard with locker cupboard above, radiator

Cloakroom

2.35m x 1m (7' 9" x 3' 3") white low level wc, wash basin inset to vanity surface with cupboard beneath, fully tiled walls, radiator, porthole window to front

Sitting Room

7.04m max x 4.26m (23' 1" x 14' 0") to include bay to front with radiator, leaded light windows and secondary glazing, handsome brick built fireplace with tiled mantle, two further radiators, pair of glazed sliding doors to dining room

Dining Room

4.25m x 3.26m (13' 11" x 10' 8") radiator, double glazed sliding patio doors to rear garden, door to kitchen

Kitchen

4.27m x 2.66m (14' 0" x 8' 9") base cupboards and drawers, matching eye level units, work surfaces, inset 2½ bowl sink with mixer tap, inset 4-ring Bosch electric hob, Bosch stainless steel electric double oven, plumbing for washing machine, wall and floor tiling, wall mounted Vaillant boiler for central heating, space for fridge/freezer, tiled recess with door to garage

First Floor

Landing

4.18m max x 2.68m max (13' 9" x 8' 10") radiator, large trap to loft, window with secondary glazing to side

Bedroom 1

4.25m x 3.6m (13' 11" x 11' 10") to include large range of wardrobes, radiator, leaded light windows to front

Bedroom 2

4.25m x 3.25m (13' 11" x 10' 8") radiator, leaded light windows to rear

Bedroom 3

4.25m max x 2.75m max (13' 11" x 9' 0") to include wardrobes, radiator beneath window to side

Bedroom 4

3.6m max x 2.68m max (11' 10" x 8' 10") to include built in cupboard with locker cupboard above, radiator beneath leaded light windows to front

Family Bathroom

2.79m max x 2.67m max (9' 2" x 8' 9") panelled bath with mixer tap and shower spray attachment, wash basin set onto vanity surface with cupboard beneath, low level wc and tiled shower cubicle with glazed hinged door, airing cupboard housing hot water cylinder, radiator, window to side and window to rear with secondary glazing

Outside

Front Garden

large paved driveway providing off street parking for three/four cars

Garage

10.2m x 2.72m (33' 6" x 8' 11") accessed from up and over door to front, fuse box, electric and gas meters, light and power, plumbing for washing machine, window to side and further window to rear beside glazed door

Rear Garden

37.8m x 14m max (124' 0" x 45' 11") large paved terrace, gated access to both sides, water tap, sensor lighting, large area of lawn with timber shed to far end

Additional Information

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
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