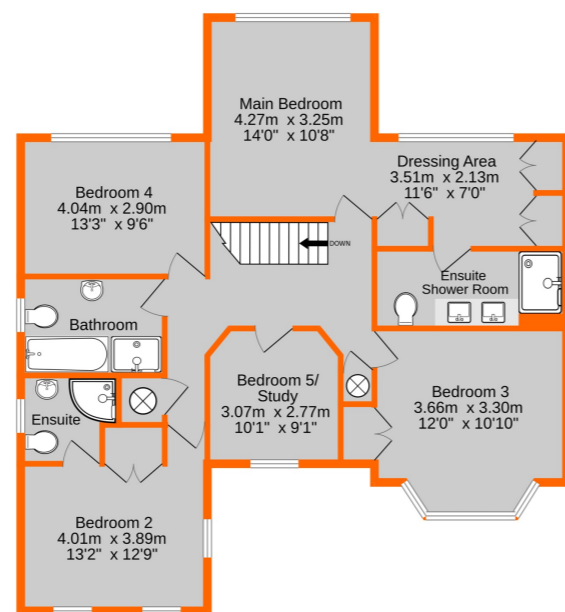
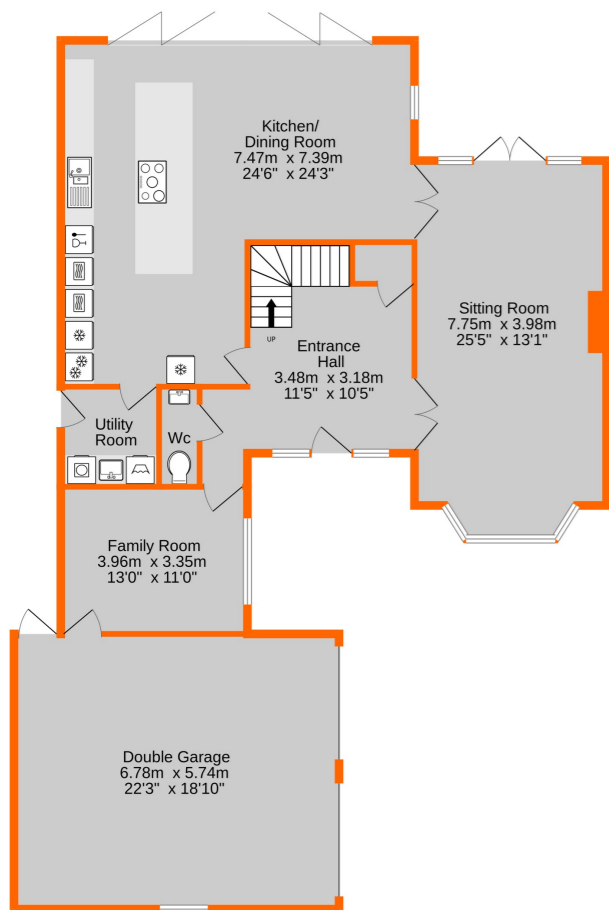


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
147.7 sq.m. (1589 sq.ft.) approx.

1st Floor
101.4 sq.m. (1092 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 249.1 sq.m. (2681 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

15 Limewood Close, Langley Park, Beckenham, Kent BR3 3XW Offers in Excess of £1,500,000 Freehold

- Gated entrance with 24 hour security
- Generous corner plot with sunny garden
- Extended open plan kitchen/dining room
- Impressive entrance hall and family room
- Attractive and immaculate detached house
- Five bedrooms and three bathrooms
- Fabulous bespoke Chambers fitted kitchen
- Large double garage and driveway parking

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



15 Limewood Close, Langley Park, Beckenham, Kent BR3 3XW

Immaculately presented detached house in highly sought after Langley Park gated development with beautiful accommodation including extended kitchen, appointed by Chamber Furniture, now open plan to dining room creating superb family living space with bi-fold doors to garden enjoying sunny aspect. Five bedrooms on first floor including impressive main bedroom with dressing area and updated en suite shower room with marble tiling. Both the main bedroom and bedroom 4, overlooking the garden and used as a study, have air conditioning. Extensive tiled flooring to ground floor with additional family room off hall plus generous through sitting room with doors to garden. Large double garage and landscaped garden areas to front and rear with brick wall to side boundary. Exceptional family home with the advantage of 24 hour development security.

Location

The gated entrance to Langley Park is situated off South Eden Park Road with 24 hour security for the benefit of all residents. The development has beautiful park-like grounds and there is a pedestrian gate from Bucknall Way giving direct access to Park Langley Tennis Club, whilst other local sports facilities include Langley Park Golf Club on Barnfield Wood Road and David Lloyd Leisure Club on Stanhope Grove. There is also a pedestrian gate, accessed via St Martins Lane, that shortens the walk to Eden Park station as well as Unicorn Primary School, Langley Park Primary and the well established Langley Park Secondary Schools. Local shops are available on Wickham Road, by the Park Langley roundabout along with a Tesco Express.



Ground Floor

Wide Porch

downlight, front door with circular glazed pane

Entrance Hall

3.48m x 3.18m (11'5" x 10'5") plus additional area leading to Family Room, tiled floor, radiator, large cupboard beneath stairs, double glazed windows beside front door

Cloakroom

re-appointed with white low level wc having concealed cistern, wash basin with mixer tap, feature wall tiling, chrome heated towel rail, tiled floor to match hall, downlight and extractor

Extended Kitchen/Dining Room

7.48m max x 7.4m max (24'6" x 24'3") large open plan space with bespoke CHAMBER FURNITURE FITTED KITCHEN 7.48m x 3.9m (24'6" x 12'10") quartz work surface with drainer to 1½ bowl stainless steel sink having mixer tap and separate shower spray having integrated dishwasher beneath plus cupboards, pull out bin and large drawers, wall cupboards, full height integrated fridge and freezer, Miele electric oven, steam oven and warming drawer with cupboards above and below, extensive island unit with quartz top extending to double sided breakfast bar at one end, inset Miele 5-ring induction hob with Wolf downdraft pop up extractor, range of cupboards and drawers beneath plus display shelves facing dining room, space for wine cooler with cupboard above, tiled floor with underfloor heating extending to DINING ROOM 4.47m x 3.49m (14'8" x 11'5") ample space for large table, double glazed window to side and full width bi-fold doors giving panoramic outlook and access to garden

Sitting Room

7.75m x 3.98m (25'5" x 13'1") large room of good proportions with handsome fireplace having living flame gas fire, two radiators, wide bay with double glazed windows to front plus tall double glazed windows beside doors to garden

Utility Room

2.03m x 1.75m (6'8" x 5'9") stainless steel sink with mixer tap set into quartz work surface with cupboard beneath plus space for washing machine and tumble dryer, three eye level cupboards with one concealing Vaillant gas boiler, tiled floor to match kitchen, double glazed door to side

Family Room

3.96m x 3.35m (13'0" x 11'0") tiled floor, radiator, door to garage and double glazed window overlooking front garden

First Floor

Landing

5.11m x 3.25m max (16'9" x 10'8") radiator, cupboard containing hot water cylinder and further airing cupboard with slatted shelf above second insulated hot water cylinder, hatch with fold down ladder to loft

Bedroom 1

4.27m x 3.25m (14'0" x 10'8") plus spacious dressing area, radiator, air conditioning,, large double glazed window to rear overlooking garden

~ Dressing Area

3.51m x 2.13m max (11'6" x 7'0") includes built in double wardrobe, two further double wardrobes to end wall, radiator, double glazed window to rear

~ En Suite Shower Room

3.28m x 1.55m (10'9" x 5'1") re-appointed with tiled shower cubicle having sliding door, pair of Duravit wash basins with chrome mixer taps set on marble top with mirror fronted cabinets and lights above, low level wc with concealed cistern, chrome ladder towel rail, marble tiling to walls and floor, downlights

Bedroom 2

4.01m max x 3.89m max (13'2" x 12'9") includes built in double wardrobe, radiator, double glazed windows to front and side

Second En Suite

2.060m x 1.76m (6'9" x 5'9") beautifully appointed with tiled corner shower cubicle having Showerlux folding door, pedestal wash basin with mixer tap, low level wc, wall tiling, radiator, shaver point and wall light point above basin, tiled floor, downlights incorporating extractor above shower, double glazed window to side

Bedroom 3

3.66m max x 3.30m (12'0" x 10'10") plus built in double wardrobe radiator, attractive bay with double glazed windows to front

Bedroom 4

4.04m x 2.90m (13'3" x 9'6") radiator, air conditioning, double glazed window to rear overlooking garden

Bedroom 5/Study

3.07m x 2.78m (10'1" x 9'1") radiator, double glazed window to front

Bathroom

2.92m x 2.07m (9'7" x 6'9") again immaculate with white panelled bath having mixer tap and shower attachment, tiled shower cubicle with Showerlux folding door, pedestal wash basin with mixer tap, low level wc, mosaic tiling to floor plus wall tiling, radiator, light point above basin plus shaver point, downlights incorporating extractor above shower, double glazed window to side

Outside

Front Garden

landscaped with double width driveway, lawn, trees, borders by house with paved path to front door

Double Garage

6.78m x 5.74m (22'3" x 18'10") two electrically operated up and over doors, latex painted floor, light and power, gas and electricity meters, trip fuses, water tap, double glazed window to side and door accessing rear garden

Rear Garden

about 13m max x 13m (43ft x 43ft) enjoys southerly aspect with brick built wall approximately 2.1m/7ft in height to rear and side boundary with gate to Limewood Close, landscaped terrace with border and water feature to one side, beyond terrace garden is laid to lawn with trees to rear, path beside house with outside lights and tap leading to door to garage

Additional Information

Maintenance Charge

current annual charge for gated development £2,101.65

Council Tax

London Borough of Bromley - Band G