



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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 Shirley Office - 020 8777 2121

24 Wagtail Walk, Beckenham, Kent BR3 3XG

£3,300 pcm

- 🏠 4 Bedroom Detached House
- 🏠 Langley Park Gated Development
- 🏠 Family Bathroom & Ground Floor Cloakroom
- 🏠 Double Glazed & Central Heating.
- 🏠 Recently Fitted Kitchen
- 🏠 Master Bedroom with En-Suite
- 🏠 Lounge & Dining Room
- 🏠 Available 4th September 2024

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



24 Wagtail Walk, Beckenham, Kent BR3 3XG

A 4 bedroom detached house set on the prestigious Langley Park development with gated and security staffed entrance. Offering 4 bedrooms, the master bedroom with en suite shower room, family bathroom, ground floor cloakroom, recently fitted kitchen and utility rooms. Lounge, dining room, storage room (formerly the garage), drive to the front of the property, double glazing and central heating.

Location

A prime location within the Langley Park development, close to Langley Boys and Girls Schools, Unicorn Primary School, local shops and Eden Park Station with a fast and frequent service to Central London and beyond. West Wickham and Beckenham centres with their sports and leisure facilities are also close at hand.



GROUND FLOOR

Entrance Hall

Polished oak flooring, understairs storage cupboard, radiator, large cloaks cupboard, doors to:

Cloakroom

Matching white suite comprising low flush WC, polished wood effect flooring, ceramic part tiled walls, radiator.

Storage Room (Formerly Garage)

16' 9" x 8' 7" (5.11m x 2.62m) Laminate flooring, wall mounted gas central heating boiler, electric radiator

Kitchen

11' 5" x 9' 0" (3.48m x 2.74m) Double glazed leaded light windows to front, extensive recently fitted kitchen, double bowl single drainer, stainless steel sink unit set in a range of matching worktops with white wall/base units and drawers, fitted double oven, gas hob and hood, integrated fridge freezer and dishwasher, radiator, ceramic tiled flooring, open plan archway to:

Utility Room

7' 4" x 5' 5" (2.24m x 1.65m) Half double glazed, leaded light door to side, single drainer stainless steel sink unit, white worktops, wall and base units, washing machine, tumble dryer, radiator, ceramic tiled walls.

Lounge

15' 6" x 11' 1" (4.72m x 3.38m) Double glazed leaded light square bay windows to rear overlooking the garden, polished oak flooring, gas real flame coal effect fire with stone surround and mantle, 2 radiators, open plan to:

Dining Room

11' 0" x 9' 0" (3.35m x 2.74m) Double glazed leaded light double doors to rear overlooking and opening onto the garden, polished oak flooring, radiator.

FIRST FLOOR

Landing

Double glazed leaded light window to front, loft access, cupboard housing lagged water cylinder, radiator, doors to:

Master Bedroom

12' 6" x 9' 9" (3.81m x 2.97m) Double glazed leaded light square bay windows to rear, radiator, fitted carpet, dressing area with fitted wardrobes.

En Suite Shower Room

Matching white suite comprising ceramic tiled shower cubicle, wash hand basin set in a vanity unit, concealed flush

WC, heated towel rail, ceramic half tiled wall, double glazed leaded light window to side.

Bedroom 2

12' 2" x 9' 9" (3.71m x 2.97m) Double glazed leaded light windows to rear, radiator, fitted carpet.

Family Bathroom

Double glazed leaded light windows to side, matching white suite comprising panelled bath, power shower and glass screen, pedestal wash hand basin, low flush WC, heated towel rail, ceramic part tiled walls.

Bedroom 3

11' 6" x 8' 11" (3.51m x 2.72m) Double glazed square bay windows to front, radiator, fitted carpet.

Bedroom 4

8' 10" x 8' 7" (2.69m x 2.62m) Double glazed square bay windows to front, radiator, fitted carpet.

EXTERIOR

Rear Garden

Paved patio leading to a formal lawn with mature shrubs to the rear, side access to the front of the property.

Driveway

To the front of the property

BROMLEY COUNCIL TAX BAND G

Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT. (Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within

15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied

until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT'S REQUEST)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs

associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL

To make payments towards Energy Efficiency improvement under a Green Deal charge (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

Other Permitted Payments:

- Rent
- Utilities and council tax/TV licence
- Communication services, cable, satellite, installation and subscription
- Default fees
- Any other permitted payments, not included above, under the relevant legislation including contractual damages

TENANT PROTECTION

Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website

www.proctors.london or by contacting us direct.