



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



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

8 Severus Place, Langley Court, Beckenham BR3 3FU
£1,295,000 Freehold

- Modern detached house with standout design
- The comforts and convenience of a new build
- FOUR double bedrooms and THREE bathrooms
- Generous sitting room and good size study
- Wonderfully located on plot edged by woodland
- Convenient for Langley Park Schools and Unicorn
- Fabulous high specification kitchen/dining room
- Separate utility room and downstairs cloakroom

8 Severus Place, Langley Court, Beckenham BR3 3FU

Nestled in an exclusive cul-de-sac in the modern Langley Court development, this striking detached home boasts a standout contemporary design, occupying a premium plot siding onto delightful woodland setting. Thoughtfully enhanced by the current owners, it features large double glazed windows and doors giving abundant natural light with fitted Somfy electric blinds throughout, operated at the touch of a button. Modern living expectations are fully met, with a welcoming entrance hall and impressive first floor landing. a dedicated study, utility room, and high-spec open-plan kitchen/diner. All bedrooms are comfortable double rooms and the bathrooms are a highlight, comprising two luxurious en suite shower rooms and a stunning family bathroom. Double width driveway parking and integral garage, rear garden with extensive terrace and neatly lawned space, ideal for outdoor relaxation or entertaining.

Location

Accessed via Tiber Way, off South Eden Park Road, Severus Place is an exclusive cul-de-sac of detached houses off Roman Way. This gives easy access to the popular Langley Park Primary and Secondary Schools as well as Unicorn Primary and the Fennies Beckenham Nursery is by the entrance to the development on Mosaic Way, along with Jamies Gymnastics Academy at The Langley Court Pavilion. The Super Loop bus route runs along South Eden Park Road and Eden Park Station provides trains to London Bridge and The City. Excellent sporting facilities in the vicinity include Park Langley Tennis Club, Langley Park Golf Club and David Lloyd Leisure Club on Stanhope Grove whilst local shops are available on Wickham Road as well as a Tesco Express by the Park Langley roundabout.



Ground Floor

Entrance Hall

5.26m max x 2.23m max (17'3 x 7'4) includes cupboard beneath stairs, Amtico flooring, radiator, windows beside front door

Cloakroom

1.96m x 1.63m (6'5 x 5'4) Laufen white low level wc and wash basin with mixer tap, chrome heated towel rail, wall tiling, mirrored cabinet, Amtico flooring

Utility Room

3.47m max x 2.27m max (11'5 x 7'5) quartz work surface with base cupboard beneath plus space for washing machine, sink with mixer tap, radiator, Amtico flooring, double glazed door to side

Sitting Room

4.27m max x 4.24m (14'0 x 13'11) radiator, full height windows beside doors to garden

Kitchen/Diner

8.17m max x 4.45m max (26'10 x 14'7) KITCHEN providing ample base cupboards and drawers beneath quartz work surfaces including island unit extending to breakfast bar, inset 1½ bowl stainless steel sink having waste disposal and mixer tap for filtered and boiling water, Bosch stainless steel extractor hood above Bosch 5-ring Induction hob, integrated dishwasher, combination microwave and built-in electric oven, integrated fridge/freezer, wall units, window to side, Amtico flooring continuing to DINING AREA with plenty of space for table, radiator, windows to side and full height windows beside doors to garden

Study

3.35m max x 3.28m max (11'0 x 10'9) radiator, attractive bay window to front

First Floor

Landing

6.65m x 2.3m (21'10 x 7'7) plus double coat cupboard and two further cupboards with one housing pressurised hot water cylinder, hatch to loft, radiator, window to front

Bedroom 1

Bedroom 2

3.67m x 3.29m (12'0 x 10'10) radiator, full height windows beside doors to Juliet balcony

Walk in Wardrobe

2.27m x 1.96m (7'5 x 6'5) radiator beneath window to rear

En Suite Shower Room

2.53m x 1.56m (8'4 x 5'1) large tiled shower cubicle with glazed sliding door, Laufen low level wc and wash basin with mixer tap having drawers beneath, Amtico flooring, chrome heated towel rail, shaver point, two mirror fronted cabinets, window to side

Bedroom 3

4.35m x 3.11m (14'3 x 10'2) includes recess for wardrobes, radiator, window to rear

En Suite Shower Room

3.09m max x 2.2m max (10'2 x 7'3) includes deep tiled shower cubicle with hinged door, Laufen white low level wc and wash basin with mixer tap, wall tiling, mirror fronted cabinet, shaver point, Amtico wood flooring, chrome heated towel rail

Bedroom 4

3.29m x 2.78m (10'10 x 9'1) radiator beneath window to front

Family Bathroom

3.26m x 1.91m (10'8 x 6'3) beautifully appointed with panelled bath, Laufen low level wc and wash basin with mixer tap having drawers beneath, tiled shower cubicle with hinged door, two mirror fronted cabinets, shaver point, Amtico flooring, chrome heated towel rail, window to side

Outside

Front Garden

double width driveway and paved path leading to useful covered sideway, additional side access, SOLAR PANELS on roof to front elevation reducing electricity bills for the property

Covered Sideway

11.2m x 1.04m (36'9 x 3'5) paved and gated to front and rear, wall lights

Garage

6.17m x 3.05m (20' 3" x 10' 0") up and over door, power and light, wall mounted Logic system boiler for central heating, wall mirrors as currently used as a gym

Rear Garden

about 12m max x 11.6m (39ft x 38ft) full width paved terrace with main area accessed from sitting room, lawn with pleached trees to far end, external power supply, lighting and water tap

Additional Information

Service Charge

paid by properties on Langley Court Development - proposed charge for 2026 of £235.73 (to be confirmed)

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 plus SOLAR PANELS on roof

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage