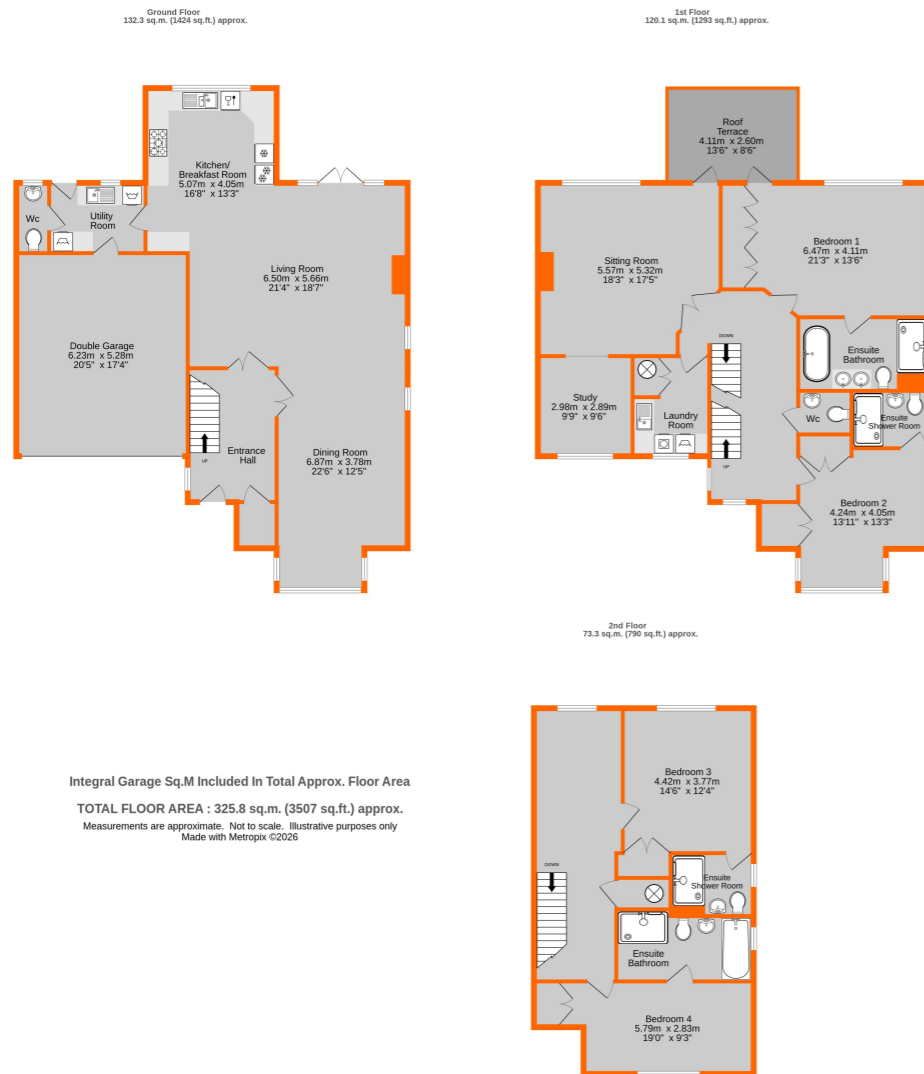


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

7 Dorrington Way, Langley Waterside, Beckenham BR3 3GU

£1,425,000 Freehold

- Large 3,500sq.ft/325sq.m detached house
- Fabulous open plan living on ground floor
- Four bedrooms with individual en suites
- Landscaped garden with southerly aspect
- Gated development with 24 hour security
- Additional upstairs sitting room and study
- Driveway parking and double garage
- Near Unicorn and Langley Park Schools

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

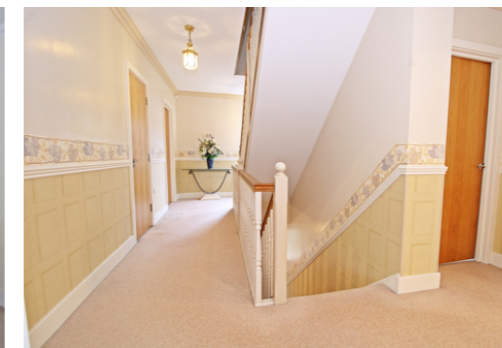


7 Dorrington Way, Langley Waterside, Beckenham BR3 3GU

The largest of the detached homes in the gated Langley Waterside development, with 24 hour security, is this expansive Charing design. With neutral decor throughout the accommodation over three floors, the versatile and adaptable layout is excellent for the growing family, with its sociable open plan living area to the ground floor of fabulous proportions, having a further sitting room and study to the first floor. Matching these spacious rooms are the FOUR BEDROOM SUITES, all generous in size and all with their own individual en suite. With a south facing rear garden, double garage and off street parking there is plenty to find attractive in this dwelling. PROCTORS PARK LANGLEY OFFICE offers this prestigious Langley Waterside home for sale with the benefit of Langley Park and Unicorn schools in the immediate vicinity.

Location

Langley Waterside is a prestigious development with gated entrance off South Eden Park Road having 24 hour security. Popular local sports facilities include Park Langley Tennis Club, Langley Park Golf Club on Barnfield Wood Road and David Lloyd Club on Stanhope Grove. The popular Langley Park Secondary Schools and Primary School as well as Unicorn Primary School are all in the vicinity as well as Eden Park Station (London Bridge, Waterloo, Charing Cross and Cannon Street with DLR connection at Lewisham) about a third of a mile away. Local shops will be found on Upper Elmers End Road near Eden Park Station or by the Park Langley roundabout on Wickham Road.



Ground Floor

Entrance Hall

4.07m max x 2.6m max (13'4 x 8'6) includes cupboard beneath stairs, tiled floor, coat cupboard, radiator, double glazed window to side

Open Plan Reception Space

12.49m max x 6.5m max (41'0 x 21'4) two defined areas as follows:

~ Dining Room

6.87m max x 3.78m max (22'6 x 12'5) two radiators, double glazed window to side, deep front bay with double glazed windows

~ Living Room

6.5m x 5.66m max (21'4 x 18'7) limestone fireplace with real flame gas fire, three radiators, double glazed window to side and double glazed windows beside doors to garden

Kitchen/Breakfast Room

5.07m max x 4.05m max (16'8 x 13'3) base cupboards, drawers and integrated Bosch dishwasher beneath granite work surface, 1½ bowl stainless steel sink with mixer tap, full height cupboard beside integrated fridge and freezer, Tbleto cooker with extractor hood above, island unit with base drawers and granite surface extending to breakfast bar, matching dresser unit and eye level units, wall tiling, radiator, tiled floor, double glazed window to rear

Utility Room

2.86m x 2.13m (9'5 x 7'0) base cupboards beneath granite work surfaces, stainless steel sink with mixer tap, space for washing machine and tumble dryer, tiled floor, radiator, double glazed window and double door to garden

Cloakroom

2.14m x 0.96m (7'0 x 3'2) low level wc and pedestal wash basin, wall tiling, radiator, tiled floor, double glazed window to rear

First Floor

Landing

6.51m max x 3.73m max (21'4 x 12'3) includes stairs to second floor, radiator, double glazed windows to side and front

Cloakroom

1.57m x 1.19m (5'2 x 3'11) white low level wc, pedestal wash basin, wall tiling, radiator, tiled floor

Sitting Room

5.57m max x 5.32m max (18'3 x 17'5) limestone fireplace with real flame gas fire, two radiators, double glazed window to rear and door to terrace

Roof Terrace

4.11m x 2.6m (13'6 x 8'6) wrought iron railings, southerly aspect towards treeline views beyond garden

Study

2.98m x 2.89m (9'9 x 9'6) bespoke furniture providing desk, base cupboards, drawers, display cabinets and shelving, radiator, double glazed window to front

Bedroom 1

6.47m max x 4.11m (21'3 x 13'6) includes fitted wardrobes, radiator, glazed window to rear and door to terrace

En Suite Bathroom

4.03m max x 2.07m max (13'3 x 6'9) white roll top with mixer tap and shower attachment, large tiled shower cubicle with folding door, low level wc, twin wash basins with shelving and drawers beneath, wall tiling, heated towel rail, shaver point, tiled floor

Bedroom 2

4.24m max x 4.05m max (13'11 x 13'3) includes built in wardrobes, radiator, deep front bay with double glazed windows

En Suite Shower Room

2.34m max x 1.75m max (7'8 x 5'9) large tiled shower cubicle with folding doors, low level wc, wash basin, wall tiling, radiator, shaver point, tiled floor, double glazed window to side

Laundry Room

2.97m max x 2.18m max (9'9 x 7'2) includes large airing cupboard with Ariston pressurised hot water cylinder, work surface with inset single drainer stainless steel sink, space for washing machine and tumble dryer, tiled floor, radiator, Potterton Suprima gas boiler, wall tiling, trap to small loft, double glazed window to front

Second/Top Floor

Top Landing

8.3m max x 2.67m max (27'3 x 8'9) wonderful space for furniture, trap to loft with fold down ladder, deep airing cupboard with pressurised hot water cylinder, radiator, double glazed window to rear

Bedroom 3

4.42m x 3.77m (14'6 x 12'4) plus built in double wardrobe, radiator, double glazed window to rear

En Suite Shower Room

2.34m max x 1.73m max (7'8 x 5'8) tiled shower cubicle with folding doors, low level wc, wash basin, wall tiling, radiator, shaver point, tiled floor, double glazed window to side

Bedroom 4

5.79m max x 2.83m max (19'0 x 9'3) plus built in double wardrobe, radiator, double glazed window to front

En Suite Bathroom

4.04m max x 1.9m max (13'3 x 6'3) white panelled with mixer tap and shower attachment, large tiled shower cubicle with folding doors, low level wc, wash basin, wall tiling, shaver point, radiator, tiled floor, double glazed window to side

Outside

Front Garden

brick pavior driveway providing parking for two cars in front of garage

Double Garage

6.23m x 5.28m (20'5 x 17'4) electrically operated up and over door, wall mounted Worcester gas boiler for central heating, power and light

Rear Garden

about 15.3m x 12.5m max (50ft x 41ft) southerly aspect, beautifully landscaped with paved sun terrace having path to further paved terrace, external lighting, water tap, brick edged lawn with well established borders and paved areas beside property with gated access to one side

Additional Information

Service Charge

paid by all properties on Langley Waterside to Crabtree Property Management for the upkeep of the communal areas and gate security - £1,350.26 covering the period 1.1.26-30.6.26

Council Tax

London Borough of Bromley - Band H
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
checkerofcom.org.uk/en-gb/broadband-coverage
checkerofcom.org.uk/en-gb/mobile-coverage