



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

## 52 Whitstone Lane, Langley Waterside, Beckenham BR3 3FZ

### £815,000 Freehold

- Townhouse with three good size bedrooms
- Gated development with 24 hour security
- Good size sitting room with sunny balcony
- Two en suites plus family bathroom
- Ideal for Unicorn and Langley Park schools
- Garage and driveway parking for two cars
- Kitchen/breakfast room and conservatory
- Landing space can provide fourth bedroom

**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.  
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Offered for sale via our Park Langley office - Immaculate "CHAIN FREE" townhouse in the ever popular Langley Waterside gated development with 24 hour security. Beautifully presented accommodation over three floors with excellent kitchen/diner having built-in appliances and double doors to conservatory. The first floor has a sitting room with a balcony overlooking the open square with central water feature at the end of Whitstone Lane and a main bedroom with a stunning newly re-appointed shower room. The generous second floor landing provides space for a study and neighbouring properties have converted this to a fourth bedroom or incorporated into a larger third double bedroom. Other benefits include double width driveway to front, utility area within garage and landscaped rear garden with artificial lawn and L-shaped terrace.

Location

Situated in a tranquil spot on the popular Langley Waterside development with a choice of local schools including LANGLEY PARK SECONDARY SCHOOLS, plus new Primary School and Unicorn Primary School by the entrance to the development. Eden Park station is also in the vicinity and the gated entrance to the development is manned 24 hours a day giving excellent security. Both West Wickham and Beckenham Town Centres are about a mile away providing a good range of shops, restaurants and other amenities. Within the development is a large lake encircled by a footpath and each property pays a service charge to the appointed Management Company for the gate security and upkeep of the communal facilities.



Ground Floor

Entrance Hall

6.77m max x 2.32m max (22' 3" x 7' 7") to include cupboard beneath stairs, built-in double coat cupboard, wood finish floor, covered radiator, window above front door

Cloakroom

2.02m x 1.00m (6' 8" x 3' 3") white low level wc, matching pedestal wash basin with mixer tap and tiled splashback, Amtico flooring, radiator, downlight and extractor fan

Kitchen/Diner

4.82m x 3.7m max (15' 10" x 12' 2") wood finish base cupboards and drawers with matching eye level units, work surface areas having inset 1½ bowl sink and drainer unit with mixer tap, stainless steel Elica extractor hood above 4-ring electric AEG hob, Bosch stainless steel electric double oven beside integrated fridge and freezer plus integrated Bosch dishwasher, wall tiling, floor tiling, pelmet lighting, concealed wall mounted Worcester boiler for central heating, downlights, space for dining table and chairs, covered radiator, glazed double doors to conservatory

Conservatory

3.59m x 2.37m (11' 9" x 7' 9") floor tiling, wall light points, electric radiator, double glazed windows to side and rear with matching double doors to garden with fitted blinds

First Floor

Landing

3.48m max x 2.38m max (11' 5" x 7' 10") wood finish floor, covered radiator

Sitting Room

4.83m max x 4.69m max (15' 10" x 15' 5") wall light points, two covered radiators, wood finish floor, pair of double glazed double doors leading to

Balcony

4.97m x 0.86m (16' 4" x 2' 10") decked with wrought iron railings

Bedroom 1

4.83m max x 3.68m (15' 10" x 12' 1") to include double and single built-in wardrobes with space beside for additional furniture, two radiators beneath double glazed windows to rear with double doors to Juliet balcony overlooking rear garden

Stunning En Suite Shower Room

2.32m max x 1.97m max (7' 7" x 6' 6") refurbished with large tiled shower cubicle having shelved recess, Aqualisa controls and glazed sliding door, white low level wc with concealed cistern and wash basin with mixer tap having drawer beneath, herringbone wood effect flooring, wall tiling, chrome heated towel rail, downlights, extractor fan, shaver point

Second/Top Floor

Top Landing

6.76m max x 2.08m (22' 2" x 6' 10") providing spacious area for STUDY or scope to create a fourth bedroom, large trap to loft, airing cupboard housing Ariston pressurised hot water cylinder, radiator beneath double glazed window to front

Bedroom 2

4.83m max x 3.69m max (15' 10" x 12' 1") to include built-in double and single wardrobes, two radiators beneath double glazed windows to rear and matching double doors to Juliet balcony

En Suite Shower Room

2.32m max x 1.68m max (7' 7" x 5' 6") large tiled shower cubicle with glazed folding doors having Aqualisa controls, white low level wc with concealed cistern and wall mounted wash basin with mixer tap, further wall tiling, shaver point, radiator, downlights, extractor fan

Bedroom 3

3.79m x 2.63m (12' 5" x 8' 8") radiator beneath double glazed window to front

Family Bathroom

2.62m x 1.93m max (8' 7" x 6' 4") white panelled bath having mixer tap and shower spray attachment, white low level wc with concealed cistern and wall mounted wash basin with mixer tap, wall tiling with fully tiled walls around bath, shaver point, Amtico floor, radiator, extractor fan, downlights

Outside

Front Garden

brick pavior driveway providing off street parking for two cars

Garage

6.98m max x 2.65m max (22' 11" x 8' 8") to include shelved recess with space and plumbing for washing machine and tumble dryer beside built-in cupboard, fuse box, electric meter, gas meter, power and light, up and over door with window above

Rear Garden

14.20m x 5.06m (46' 7" x 16' 7") providing attractive L-shaped paved terrace beside conservatory, water tap and outside lighting, artificial lawn, shrub borders to either side

Additional Information

Maintenance

paid to Crabtree Property Management for the Langley Waterside Development.  
Half yearly charges 1 January 2025 - Estate Reserve £127.79 + Service Charge £1,202.50 (Giving projected yearly charge of circa £2660.58). All properties in Langley Waterside pay towards the upkeep of the development including maintenance of the communal areas, roads and lighting as well as the 24 hour gate security.

Council Tax

London Borough of Bromley - Band F

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit  
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