



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(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

9 Bucknall Way, Langley Park, Beckenham BR3 3XL

£1,700,000 Freehold

- Exceptional six bedroom detached house
- Very spacious living accommodation
- Central staircase to galleried landing
- Four recently updated bathrooms
- In prestigious gated development
- Wide plot with re-landscaped garden
- Outstanding master suite to top floor
- Large fitted kitchen and dining room

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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9 Bucknall Way, Langley Park, Beckenham BR3 3XL

Impressive SIX BEDROOM detached house on wide plot in prestigious gated development with extended accommodation, updated and improved from the original specification. Magnificent main bedroom on top floor with generous en suite bathroom and dressing room. Five further good size bedrooms on first floor arranged off galleried landing with FOUR BATHROOMS in total (THREE EN SUITES) and downstairs cloakroom. Impressive entrance hall with central staircase having double doors to the sitting room and spacious living room with contemporary fireplace having Orangery style family room beyond. Fitted study, separate utility room and very impressive OPEN PLAN KITCHEN/DINING ROOM overlooking landscaped garden. A wonderful family home with the advantage of gated security, driveway parking and double garage.

Location

This prestigious development has a gated entrance off South Eden Park Road, manned 24 hours a day providing excellent security. The development has beautiful areas of park-like grounds and there is a pedestrian gate from Bucknall Way giving direct access to Park Langley Tennis Club. Another gate, accessed via St Martins Lane, can be used to shorten the walk to Eden Park station as well as Unicorn Primary School and the Langley Park Schools (Primary and Secondary). Local shops are available by the Park Langley roundabout including a Tesco Express and other local sporting facilities include David Lloyd Club on Stanhope Grove and Langley Park Golf Course.



Ground Floor

Impressive Hall

4.25m x 3.95m (14'0 x 13'0) plus area by study with two cupboards, covered radiator, video entry system, tiled floor with underfloor heating, two double glazed windows to front

Cloakroom

white Villeroy & Boch low level wc, wash basin, tiled walls with Bisazza mosaic feature wall, heated towel rail, tiled floor, extractor fan

Sitting Room

3.80m x 3.10m (12'6 x 10'2) plus arched recess, covered radiator, double glazed window to front

Study

3.05m x 1.98m (10'0 x 6'6) Strachan fitted furniture with desk having cupboards and drawers beneath plus shelves and storage unit above, radiator, double glazed window to front

Large Living Room

6.19m x 3.90m widening to 4.80m max (20'4 x 12'10 to 15'9) contemporary fireplace with living flame gas fire, recess either side of chimney breast with fitted base units and double glazed windows to side, two radiators, glazed panels beside doors to family room

Family Room

5.05m x 3.85m (16'7x 12'7) tiled floor with underfloor heating, lantern roof with electric blinds, radiator, double glazed windows to side and rear plus double glazed doors to garden

Kitchen/Dining Room

7.97m max x 5.33m max (26'2 x 17'6) very generous with underfloor heating to both areas:

~ Kitchen

4.47 max x 4.03 (14'8 x 13'3) base cupboards and drawers plus integrated Neff dishwasher beneath granite work surfaces extending to peninsula with breakfast bar, 1½ bowl stainless steel sinks with waste disposal and mixer tap, wine cooler, cooker hood above Neff five burner gas hob, Neff electric double oven and microwave, American style fridge/freezer with cupboards above and pull out larder units either side, eye level cupboards, downlights, double glazed window to rear

~ Dining Room

4.03m x 3.96m (13'3 x 13'0) built in double cupboard, two radiators, tall double glazed windows beside double doors to garden

Utility Room

2.18m x 1.82m (7'2 x 6'0) stainless steel sink with mixer tap set into granite work surface with cupboard beneath plus space for washing machine and tumble dryer, Potterton Precision wall mounted gas boiler, tiled floor, radiator, double glazed door to side



First Floor

Galleried Landing

3.96m x 3.20m (13'0 x 10'6) plus staircase to top floor, covered radiator, double cupboard with large hot water cylinder

Bedroom 2/Second Suite

4.05 x 3.95 (13'4 x 13'0) includes pair of built in double wardrobes, ceiling fan, video entry system, covered radiator, double glazed window to rear, open to

Dressing Area

low level cupboard and fitted drawer unit with shelves above, radiator, double glazed window to rear

En Suite Bathroom

2.54m x 1.68m (8'4 x 5'6) Villeroy & Boch bath with mixer tap having shower and part hinged screen over, wash basin with drawers beneath, low level wc, tiled walls with display recess, heated towel rail, tiled floor, extractor fan, double glazed window to rear

Bedroom 3

4.03m x 3.90m (13'3 x 12'10) plus large built in double wardrobe, covered radiator, double glazed windows to rear

Third En Suite

2.39m max x 1.60m (7'10 x 5'3) tiled shower cubicle with hinged door, Villeroy & Boch wash basin with drawers beneath, low level wc, tiled walls, heated towel rail, tiled floor, downlights, extractor fan, double glazed window to side

Bedroom 4

4.00m x 3.09m (13'2 x 10'2) covered radiator, double glazed window to front

Bedroom 5

3.90m x 3.10m (12'10 x 10'2) ceiling fan, radiator, double glazed window to front

Bedroom 6

3.95m max x 2.85m max (13'0 x 9'4) ceiling fan, covered radiator, double glazed window to front

Family Bathroom

2.67m x 2.18m (8'9 x 7'2) Villeroy & Boch bath with mixer tap and hand shower, Porcelanosa circular wash basin with drawers beneath, low level wc, tiled shower cubicle with hinged door, large heated towel rail, tiled floor, extractor fan, double glazed window to side

Second/Top Floor

Small Landing

approached via return staircase, double glazed Velux window to rear with blind

Main Bedroom

7.16m x 4.72m (23'6 x 15'6) access panels to eaves storage, ceiling fan, video entry system, two radiators, linen cupboard, hatch to loft, double glazed Velux windows to front and rear with blinds



Dressing Room

5.03m x 1.68m (16'6 x 5'6) ample hanging and storage, radiator, double glazed Velux window to rear with blind

Fabulous En Suite

4.50m x 2.44m (14'9 x 8'0) tiled shower cubicle with hinged door, Villeroy & Boch low level wc, Keuco double width basin with drawers beneath, freestanding bath with mixer tap and hand shower, tiled walls with Aquavision inset television facing bath, radiator, two heated towel rails, tiled floor, speakers, extractor fan, double glazed Velux window to rear with blind

Outside

Front Garden

double width brick driveway in front of garage

Detached Double Garage

6.75m x 5.85m (22'2 x 19'3) twin electric up and over doors, light and power, fitted flooring, double glazed window to rear and door to garden

Rear Garden

about 16m max x 21m max width (55ft x 70ft) landscaped with extensive decking and artificial lawn having brick edging to borders with established trees, attractive shrubs and plants, further circular decking to far corner, path between house and garage for access

Additional Information

Council Tax

London Borough of Bromley - Band H

Service Charge

£1,078.68 for 6 months - 1 Dec 2023 to 31 May 2024 - (Approx £2,157.32 per annum) paid to appointed Management Company (FirstPort) for upkeep of the beautiful grounds and communal area within the development plus gate security