



Park Langley BR3
£799,950

jdm
ESTATE AGENTS

Description:

Open Day Saturday 21st March 3pm-5.30pm (By Appointment Only)

Offered with no onward chain and set within the Langley Conservation area is this well presented four double bedroom detached house with large garage and off street parking to the front for several vehicles. Located within easy reach of Langley Park Schools for Girls and Boys as well as transport links, Bromley town centre and the renowned The Parklangley Club for racket sports.

On the ground floor there is a welcoming entrance hall which leads through to a spacious kitchen/breakfast room with side access to the rear garden. There is a dining room with storage cupboards and a handy downstairs w/c and basin just off the hallway. To the rear of the house is a family room with double doors which lead on to the private patio and lawn area. There is also a large separate living room which spans to 25 feet at its deepest point and again has double doors which lead to the rear garden - ideal for entertaining guests.

Upstairs there are four double bedrooms with three rooms benefiting from spacious built in wardrobes. There is an en suite bathroom off the master bedroom complete with a w/c, basin and bath with separate shower above and separate family bathroom for the other three rooms.

The property also benefits from a single garage and off street parking for several cars as well as a private lawn area.

Directions: From Bromley South station turn left and proceed to the traffic lights. Take a right in to Westmoreland Road and carry up the hill until you reach the junction of traffic lights. Continue across the lights in to Barnfield Wood Road taking the first right in to Elwill Way. Take the third right in to Whitcroft Way and the property can be found further on the right hand side.

Tenure: Freehold

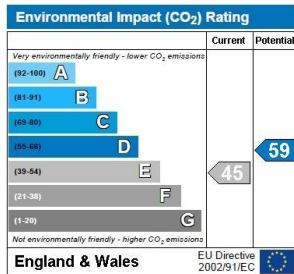
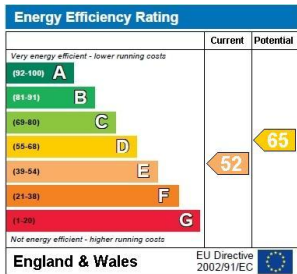
Council Tax Band: G

Local Authority: London Borough of Bromley



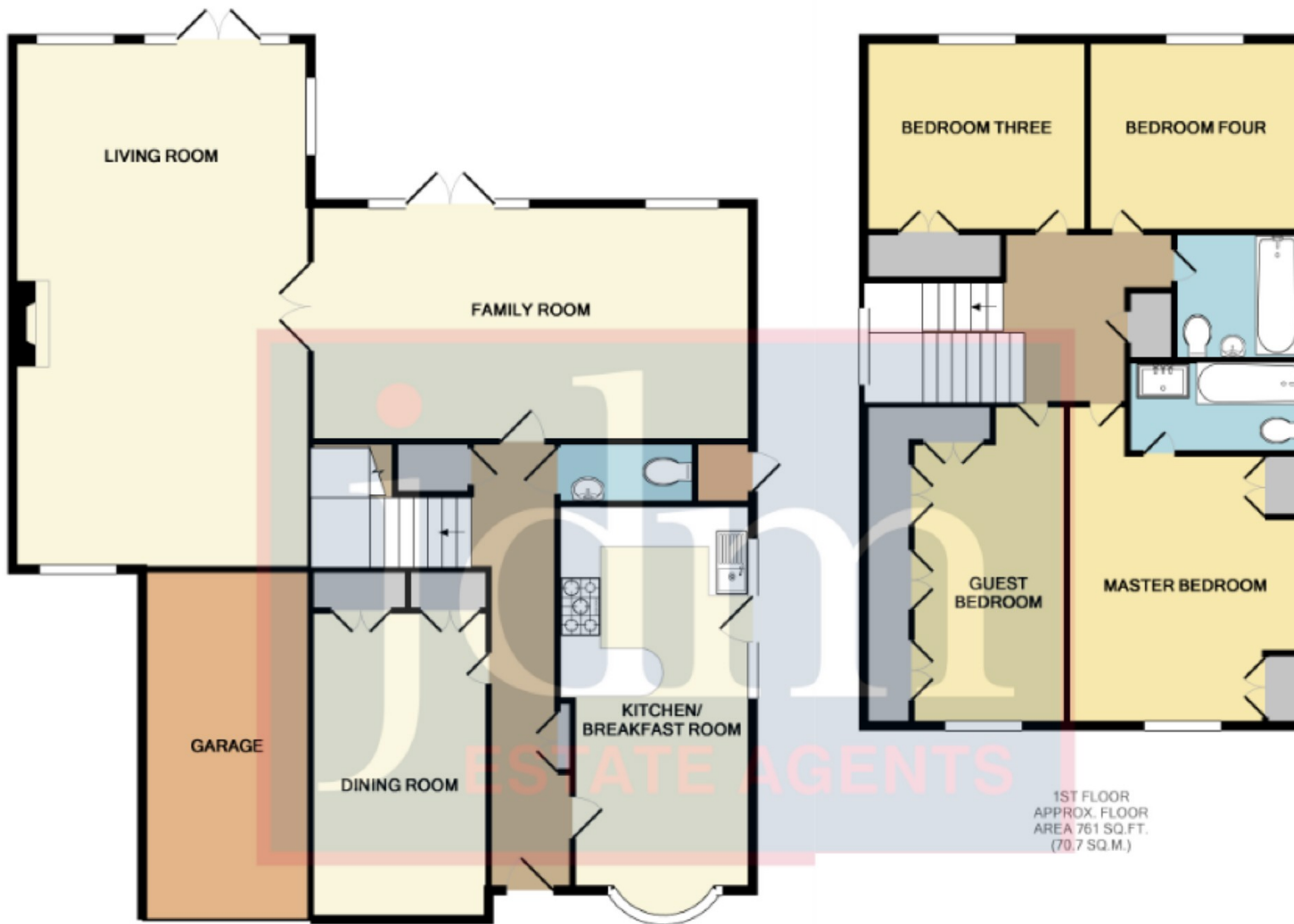
Room Dimensions:

Entrance Hall	
Living Room	25'6 max x 14'11 max
Dining Room	16'9 max x 8'8 max
Kitchen/Breakfast Room	20'8 max x 9'9 max
Family Room	22'2 max x 11'11 max
Downstairs W/C	
Landing	
Master Bedroom	16'2 max x 12' max
En Suite Bathroom	8'10 max x 4'8 max
Guest Bedroom	16'2 max x 9'10 max
Bedroom Three	11' max x 9'8 max
Bedroom Four	10'11 max x 9'8 max
Family Bathroom	6'7 max x 6'5 max
Rear Garden	60' max x 56' max
Single Garage	18'5 max x 8'2 max
Off Street Parking	



Please contact the branch for a complete copy of the EPC document





GROUND FLOOR
 APPROX. FLOOR
 AREA 1324 SQ.FT.
 (123.0 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 761 SQ.FT.
 (70.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2086 SQ.FT. (193.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Bromley

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