



Langley Park, Beckenham BR3
£1,750,000

jdm
ESTATE AGENTS

Description:

This substantial seven bedroom detached property is well proportioned with ground floor accommodation radiating from a welcoming entrance hall. There is a spacious kitchen/dining room fitted with a range of Alno units and a large range style double cooker and a feature two sided fireplace between the kitchen and the adjoining family room. A large drawing room with a feature Inglenook fireplace leading to a conservatory, a good sized office complete with Neville Johnson units, a cloakroom, a separate utility room and a double garage complete the ground floor accommodation. The first floor galleried landing leads to a spacious master bedroom with focal fireplace, a range of built in wardrobes and a four piece en suite bathroom with a tile enclosed roll top bath and separate shower. Three further bedrooms all with en suite shower rooms and a fourth bedroom currently used as a second office and a separate family bathroom complete the first floor accommodation. Stairs to the top floor lead to two spacious loft rooms both with eaves storage and a large storage room that could have potential to convert into another bathroom (STPP) or a dressing room.

The well maintained rear garden extends to 63' with a large patio area, level lawn, mature shrub borders and a small pond. The property sits within the landscaped grounds of this secure development and residents have the added benefit of the use of the communal grounds, playing field and nature trails. The property is well served by local transportation and benefits from pedestrian access through the development via a fob-controlled secure gate leading to Eden Park Station. There is a maintenance charge of approximately £140 per month for this development.

Directions: From Eden Park Station head southeast on Links Way toward Upper Elmers End Road. At the roundabout take the first exit onto South Eden Park Road. Turn right at the second roundabout. You will arrive at security concierge. Proceed along Bucknell Way, turn left at the first and second roundabouts and Bramble Close is immediately on your left.

Tenure: Freehold

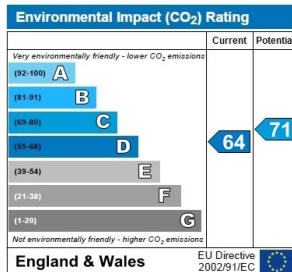
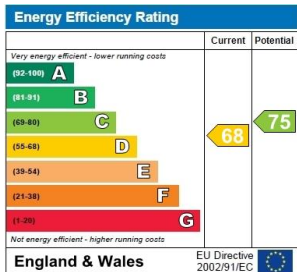
Council Tax Band: H

Local Authority: London Borough of Bromley

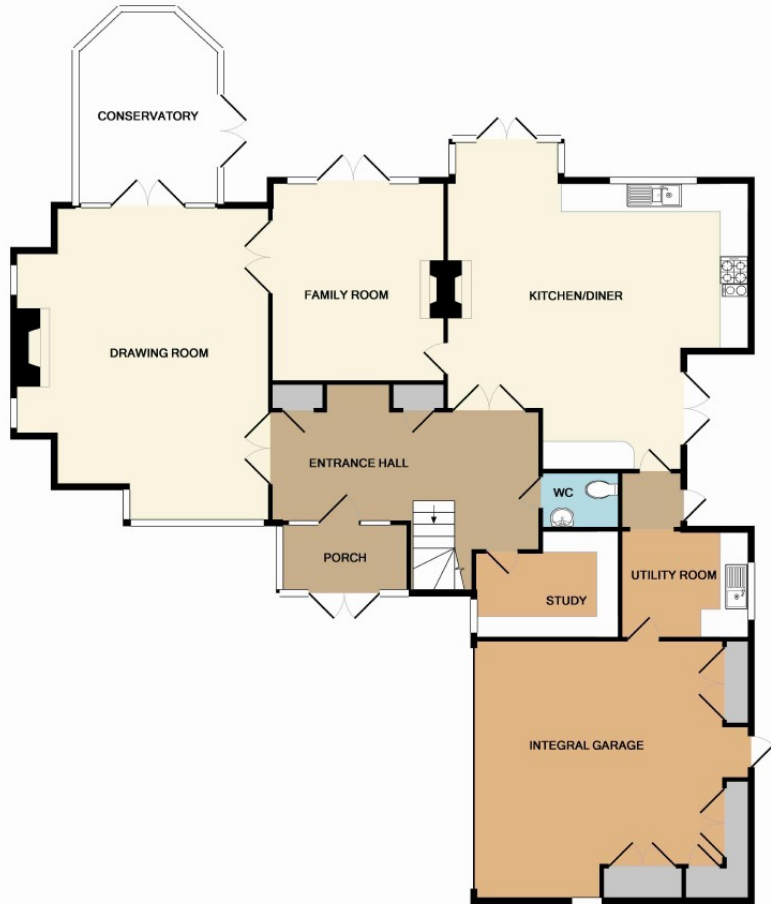


Room Dimensions:

Entrance Porch	8'11 max x 4'10 max
Entrance Hall	19'5 max x 10'1 max
Cloakroom	
Study	9'9 max x 7'6 max
Drawing Room	22'2 max x 18'4 max
Conservatory	14'4 max x 9'9 max
Family Room	14'2 max x 12'5 max
Kitchen/Dining Room	21'9 max x 20'2 max
Lobby	
Utility Area	9'3 max x 7'9 max
Master Bedroom	19'3 max x 19'1 max
En Suite Bathroom	10'6 max x 7'11 max
Guest Bedroom	22'6 max x 12'9 max
En Suite Shower Room	6'3 max x 6'2 max
Bedroom Three	9'9 max x 9'9 max
En Suite Shower Room	9'8 max x 4'6 max
Bedroom Four	12'7 max x 9'11 max (irregular)
En Suite Shower Room	9'6 max x 4'6 max
Bedroom Five/Office	10'6 max x 9'10 max (irregular)
Family Bathroom	6'10 max x 6'6 max
Bedroom Six	15'6 max x 12'1 max
Bedroom Seven	14'8 max x 13'3 max
Garage	20'2 max x 18'7 max
Garden	63'0 max x 57'5 max



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



GROUND FLOOR
APPROX. FLOOR
AREA 1899 SQ.FT.
(176.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1453 SQ.FT.
(135.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 547 SQ.FT.
(50.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3899 SQ.FT. (362.2 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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