

45 Whitecroft Way

Park Langley, Beckenham, BR3 3AQ

£1,500,000 Freehold EPC: Band E

Maguire Baylis







Guide Price: £1,500,000 - £1,600,000. Maguire Baylis are delighted to present to the market this substantial family home, occupying a wider than average plot and situated within one of Beckenham's finest residential roads, in the highly sought-after Park Langley Conservation Area.

This delightful property, which has been a much-loved family home for the current owners for 25 years, provides spacious and well-proportioned accommodation throughout. Notable features include a welcoming panelled entrance hallway, substantial lounge and dining room with feature fireplaces, and a separate cosy snug/TV room, which would also make an ideal home office or playroom. There is also tremendous scope to extend and further improve the property, subject to the usual planning consents.

Upstairs, a spacious semi-galleried landing leads to four double bedrooms and an impressive family bathroom, featuring a four-piece suite including a roll-top bath and oversized shower cubicle.

Outside, the delightful rear garden is a particular feature. A full-width paved patio leads onto an extensive area of lawn, surrounded by numerous mature trees and shrubs providing a high degree of privacy and seclusion. To the front, a convenient 'in and out' driveway provides ample parking, with the additional benefit of a garage to either side of the property, one of which is tandem length.

The property is ideally located for a number of highly regarded local schools, including Langley Park Secondary Schools, Langley Park Primary School and Unicorn Primary School. The popular Park Langley shops in Wickham Road, together with Tesco Express and Majestic Wine, are approximately a quarter of a mile away, as is the lovely Kelsey Park.

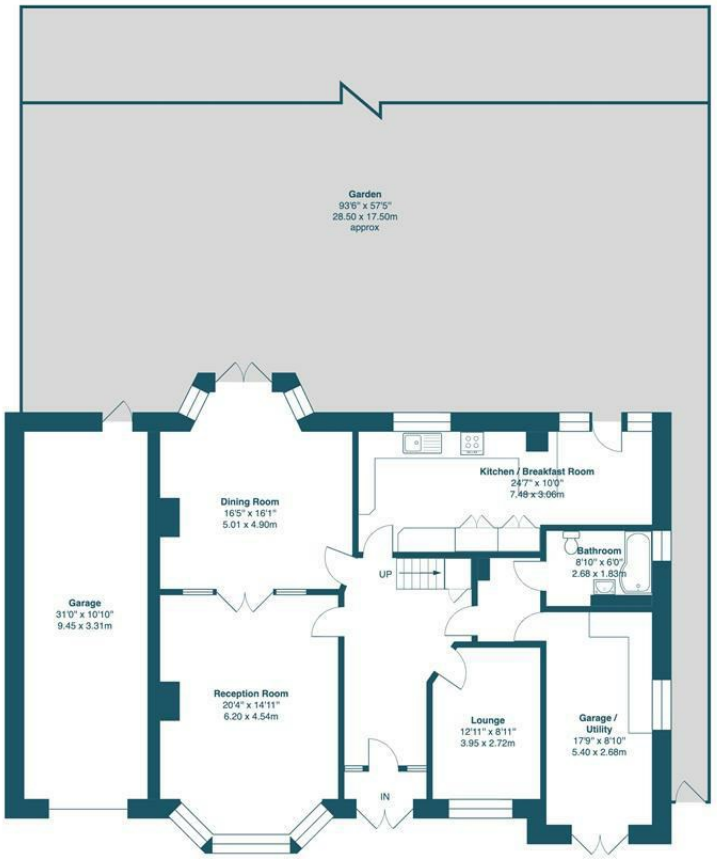
Three mainline railway stations providing services into London are within easy reach, whilst Bromley High Street is approximately a mile away. Excellent local leisure facilities include Langley Park Golf Club and Park Langley Tennis Club.

- SUBSTANTIAL DETACHED FAMILY RESIDENCE
- HIGHLY DESIRABLE RESIDENTIAL ROAD WITHIN PARK LANGLEY CONSERVATION AREA
- SET ON A WIDER THAN AVERAGE PLOT FEATURING A DELIGHTFUL GARDEN
- FOUR WELL-PROPORTIONED BEDROOMS ** TWO BATHROOMS
- IMPRESSIVE LOUNGE & SEPARATE DINING ROOM WITH INTERCONNECTING DOORS
- COSY SNUG/TV ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- TWO GARAGES ** IN & OUT DRIVE TO FRONT
- CLOSE TO LANGLEY SCHOOLS PLUS UNICORN PRIMARY SCHOOL
- EASY ACCESS BECKENHAM, WEST WICKHAM & BROMLEY TOWN CENTRE

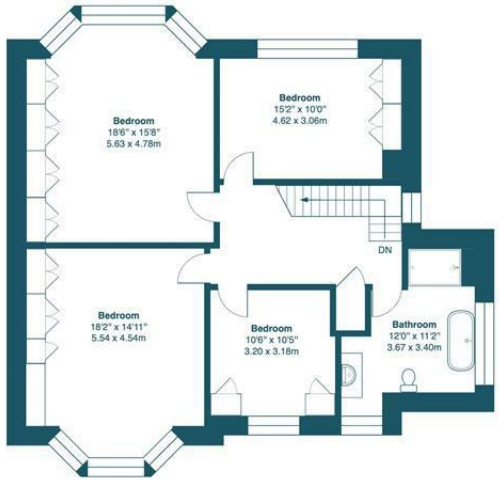








Ground Floor



First Floor

E S N W

Whitecroft Way, BR3

Approximate Gross Internal Area:
2748 sq ft / 255.3 sq m

(including garages)

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This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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ENTRANCE PORCH
Original enclosed entrance porch with glazed double doors to front.

HALLWAY
A large, welcoming entrance hall featuring original oak panelled walls and staircase to upper floor. Door to:

LOBBY
Useful lobby with space for shoes/coats etc. Doors to both the ground floor bathroom/WC and integral garage.

LIVING ROOM
An impressive room featuring bay window to front; feature fireplace with gas fire; double sliding doors to dining room.

DINING ROOM
Bay to rear with French doors leading to the garden; original feature fireplace with gas fire.

KITCHEN/BREAKFAST ROOM
Double glazed windows to rear and door leadikng to garden. Range of fitted wall and base units wirth granite worktops to three walls; integrated fridge and dishwasher; stainless steel range cooker.

GROUND FLOOR BATHROOM/WC
Modern suite featuring bath with built-in shower over; wash basin; WC. fully tiled.

FIRST FLOOR LANDING
Spacious semi-galleried landing with built-in airing cupboard; access to loft space (loft with retractable loft ladder, boarded for storage & light, plus housing pressurised hot water cylinder).

BEDROOM 1
Double glazed bay window to rear; fitted wardrobes to one wall.

BEDROOM 2
Double glazed bay window to front; range of fitted wardrobes and dressing table to one wall.

BEDROOM 3
Double glazed window to rear; fitted wardrobes.

BEDROOM 4
Double glazed window to front; two built-in wardrobes/storage cupboards.

FAMILY BATHROOM
A spacious, double aspect family bathroom with a four piece suite featuring roll top bath and over-sized shower cubicle. Fully tiled.

SNUG
A cosy room currently used as a snug/TV room - would also make an ideal office or playroom. Double glazed window to front.

GARDEN
A delightful rear garden surrounded with numerous mature trees and shrubs affording complete seclusiuon. Main area of lawn with a large full width paved patio; side access via gate; useful outside store cupboard.

INTEGRAL GARAGE
Secondary glazed window to side; electric up & over garage door; light and power; fitted wortktop and fitted storage units; radiator. Door to main house.

TANDEM GARAGE
Electric up & over garage door to fornt; door to rear leadng to garden; light and power.

DRIVEWAY
Large 'in and out' driveway to fornt porviding off street parkiong for several vehicles.

COUNCIL TAX
London Borough of Bromley - Bang G

LOCATION
What3words: ///cowboy.stroke.stars

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The Property Ombudsman

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