



## Top Park, Beckenham, Kent BR3 6RU

**Freehold**

**£1,250,000**

Superbly presented five bedroom semi detached house on quiet tree lined road within Park Langley close to local shops and the sought after Langley Boys and Girls schools. The property is offered in excellent condition with off street parking to front for 4-5 cars and a secluded 100' rear garden. The interior boasts five double bedrooms, 34'4 x 14' lounge/diner, luxury fitted kitchen with NEFF appliances, 22'2 x 14'5 conservatory, family bathroom with free standing bath and double shower cubicle, cloakroom and separate WC. Other benefits include Rinnai Infinity 16 continuous flow hot water system, double glazing throughout, Oak flooring, children's play area, fitted wardrobes to main bedrooms and fitted plantation shutters to main front rooms to name but a few. Spacious family home in a great location and ready to move straight into and enjoy.

## Property Features

- FIVE DOUBLE BEDROOMS
- LUXURY FITTED KITCHEN WITH NEFF APPLIANCES
- 100' REAR GARDEN & PATIO WITH ARBOUR
- 22'2 x 14'5 CONSERVATORY
- CLOSE TO LOCAL SHOPS & BUSES
- 34'4 x 14' LOUNGE/DINER
- FAMILY BATHROOM WITH DOUBLE SHOWER CUBICLE
- LANGLEY SCHOOL CATCHMENT
- DRIVEWAY PROVIDING OFF STREET PARKING FOR FOUR TO FIVE CARS

## Property Description

### ENTRANCE HALL

17' 6" x 7' 9" (5.33m x 2.36m)

Hard wood front door with opaque lead light double glazed windows either side leads into entrance hall with Oak flooring, coving, dado rail, radiator, wall light and under stair storage cupboard.

### RECEPTION/BEDROOM FIVE

14' 11" x 7' 5" (4.55m x 2.26m)

Double glazed lead light windows to front, coving, radiator, down lights and Oak flooring.

### OPEN PLAN LOUNGE/DINER

34' 4" x 14' (10.46m x 4.27m)

Open plan lounge/diner consisting of:

### LOUNGE AREA

Lead light double glazed bay window to front with fitted white plantation shutters, coving and radiator. Cable TV and broadband points, gas feature fireplace with wooden mantle and stone hearth and Oak flooring.

### DINING AREA

Lead light double glazed bay windows and French doors to rear with fitted white plantation shutters leading to conservatory. Coving, radiator and gas feature fireplace with wooden mantle and stone hearth and Oak flooring.

### CONSERVATORY

22' 2" x 14' 5" (6.76m x 4.39m) MAX

Conservatory with French doors to rear leading to garden, tiled floor, fan light and air conditioning.

### CLOAKROOM

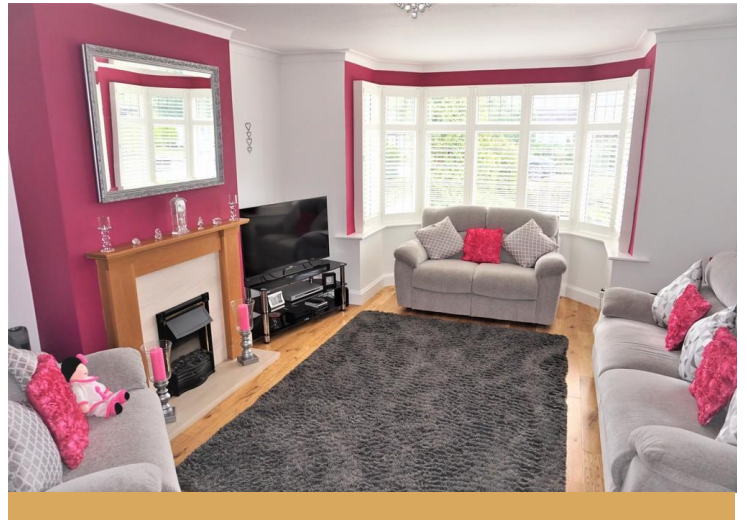
7' 8" x 3' 8" (2.34m x 1.12m)

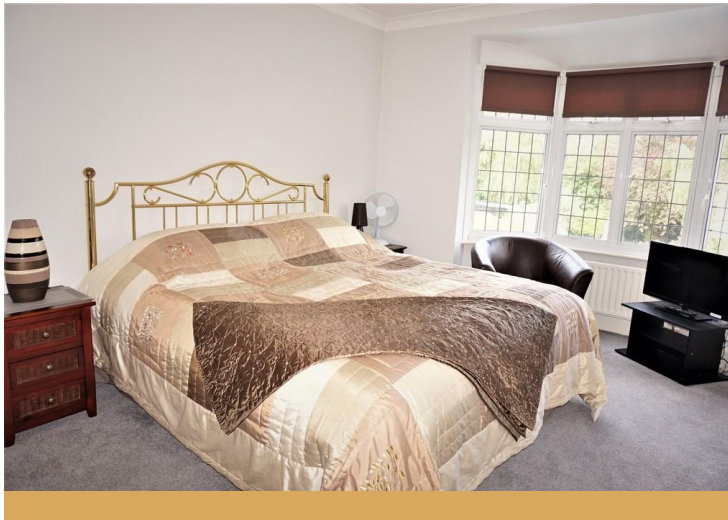
Opaque lead light double glazed window to side, coving, radiator, half tiled walls and oak flooring. Low level WC, wash hand basin with mono block mixer tap on vanity unit providing storage below and mirror over.

### FITTED KITCHEN

15' 7" x 10' 5" (4.75m x 3.18m)

Lead light double glazed window to rear and double glazed door to side. Range of modern soft close wall units and base units with white work surfaces and returns over with 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated NEFF dish washer, NEFF five hob gas range cooker with NEFF brushed steel extractor hood over. Space for two tall fridge freezers, space with plumbing for washing machine and tumble dryer, down lights and extractor fan.





### BOILER ROOM

Wall mounted Potterton boiler and Rinnai Infinity 16 continuous flow hot water system.

### LANDING

11' 6" x 9' (3.51m x 2.74m) MAX

Spacious landing with feature opaque lead light double glazed window to rear, dado rail and loft access hatch.

### BEDROOM ONE

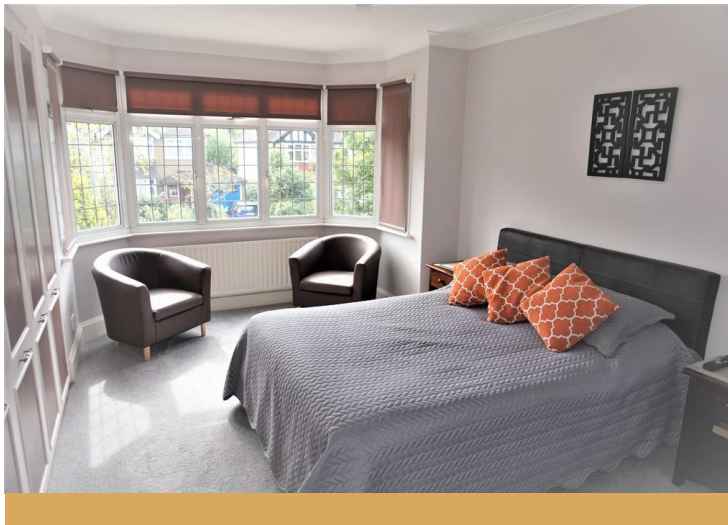
18' x 10' 5" (5.49m x 3.18m) INTO BAY & TO WARDROBES

Lead light double glazed bay window to front, coving and radiator. Range of fitted wardrobes to one wall.

### BEDROOM TWO

16' 4" x 10' 10" (4.98m x 3.3m) INTO BAY

Lead light double glazed bay window to rear, coving and radiator. Range of fitted wardrobes with recessed vanity area with wall mounted mirror and light.



### BEDROOM THREE

9' 1" x 9' 0" (2.77m x 2.74m)

Lead light double glazed window to front, coving and radiator.

### BEDROOM FOUR

12' 9" x 7' 10" (3.89m x 2.39m)

Lead light double glazed window to front, radiator and fitted triple wardrobe.

### FAMILY BATHROOM

8' 9" x 7' 1" (2.67m x 2.16m) TO SHOWER CUBICLE

Opaque lead light double glazed window to rear, down lights, extractor fan, fully tiled walls and floor. Free standing bath with bath filled tap and hand wand, chrome ladder towel warmer, pedestal wash hand basin with glass shelf and mirror above. Recessed fully tiled double shower cubicle with screen, wall mounted controls and rain shower over.

### SEPARATE WC

3' 11" x 3' 8" (1.19m x 1.12m)

Opaque lead light double glazed window to rear, radiator, concealed cistern low level WC, half tiled walls and tiled floor.



### REAR GARDEN

100' x 35' (30.48m x 10.67m)

Sunny private rear garden mainly laid to lawn with mature tree and shrub borders, patio with arbour, raised block paved seating area, side access gate and outside power, power and light. Winding path leads to the rear of the garden with storage shed and children's play area with swings.

### FRONTAGE

35' 0" x 30' 0" (10.67m x 9.14m)

Large brick block paved driveway providing off street parking for 4-5 cars with mature shrub bed to front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		95
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 155sqm (Approx 16668sqft)

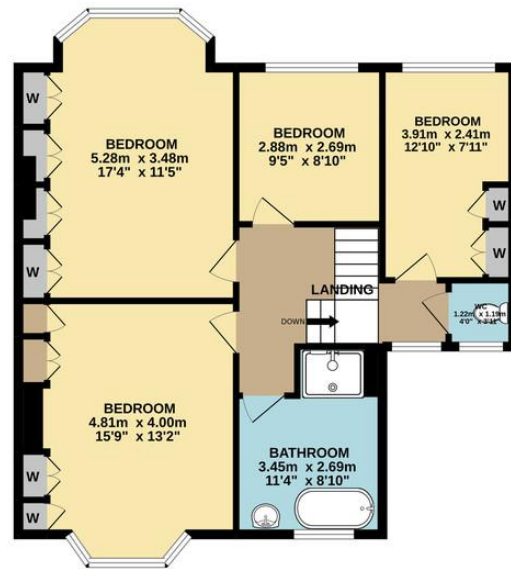
### DIRECTIONS

From our offices in Westmoreland Road proceed to the traffic lights then turn right into Hayes Lane. Top Park is the first turning on the left and the property is on the right hand side.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Local Authority:** Bromley London Borough Council

**Council Tax Band:** Band G

**Viewings:** Strictly by appointment only



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