



Brockwell Avenue
Beckenham | Kent | BR3 3GF

FINE & COUNTRY

Step inside

Brockwell Avenue

Nestled within the prestigious, gated Langley Waterside estate, this elegant three-story home offers a rare combination of privacy, tranquility, and modern luxury. Over the years, the property has been significantly improved to create a sophisticated living space, perfect for those seeking peace and convenience. Surrounded by lush greenery and directly bordering a nature reserve, this home provides an idyllic retreat while remaining highly accessible to Beckenham Station and a wealth of local amenities.

- **Prestigious Gated Estate:** Situated in an exclusive, secure private estate, offering unparalleled privacy and a peaceful, nature-filled setting.
- **Immaculate Interiors:** The property has been thoughtfully upgraded, with high-end finishes, modern fittings, and generous living spaces throughout.
- **Stunning Views:** Overlooks a serene nature reserve, allowing residents to enjoy spectacular views and wildlife, all while maintaining a peaceful atmosphere.
- **Spacious Accommodation:** The home spans three floors, offering ample space for family living, with multiple reception rooms, a gourmet kitchen, and large bedrooms.
- **Private Garden:** A beautifully landscaped garden offering a secluded area to relax or entertain, providing the perfect balance of nature and luxury.
- **Convenient Transport Links:** Beckenham Station is just a short distance away, offering excellent connections to central London.
- **Schools:** Highly regarded schools are nearby, making this an ideal location for families.
- **Shops & Dining:** Close to local shops, cafes, restaurants, and recreational facilities, offering everything you need for modern living.
- **Impressive Design:** A spacious and beautifully crafted home spread over three levels, with high ceilings and an abundance of natural light in every room.
- **Elegant Interiors:** Open-plan living spaces with exquisite finishes, including a state-of-the-art kitchen, luxurious bathrooms, and stylish flooring throughout.
- **Expansive Bedrooms:** Four generous-sized bedrooms all with en suites, including a master suite with a private balcony and en suite bathroom.
- **Versatile Layout:** A flexible layout that includes multiple reception rooms, a home office, and additional spaces perfect for a growing family.





Seller Insight

“This elegant three-storey family home is located within the award-winning Langley Waterside, a secure, manned gated development set in stunning natural surroundings, featuring gentle pastoral spaces with a natural lake and a man-made canal. A truly special place to live, offering a sense of peace and tranquillity. This immaculate home enjoys a particularly enviable position within the development and has been home to Tania and her family for the past 22 years.

“The development is comprised of an eclectic mix of quality properties. I lived nearby and was delighted to secure this particular plot, the largest in Langley Waterside, when it became available off-plan during construction. I was able to add my own touches, choosing enhancements and upgrades that have added to its character and practicality over the years. One such tweak was to convert space on the first floor into a laundry room, which has proved invaluable. The accommodation is practical, highly versatile and welcoming, offering wonderful spaces for home working, personal hobbies, relaxed family life, and entertaining. Over the years, it has hosted everything from family gatherings to corporate functions, with guests flowing throughout the house. The ground floor patio and excellently maintained garden — beautiful in every season — add another dimension, especially on sunny days when indoor and outdoor living seamlessly merge.”

“After a busy day, entering through the security gate brings instant calm. Whether I’m inside or out in the garden, I always feel relaxed. There’s a wonderful sense of safety and peace here — I’ve felt completely at ease leaving the car or front door unlocked and letting the children play outside knowing they’re safe. The view from my balcony stretches across a peaceful nature reserve, alive with birdsong and the changing seasons. Early morning coffee on the balcony gives me that wonderful ‘being on holiday’ feeling.”

Its location, tucked away in a tranquil setting yet right on the edge of the beautiful town of Beckenham, offers the best of both worlds. Local amenities are outstanding, from excellent, highly rated schools (both state and independent), to sports and leisure opportunities including a Platinum David Lloyd gym and spa, a wide choice of restaurants and bars, and clubs and societies to suit every interest. Commuting into London is effortless, with the station just a short walk from the house.

“This has been a magnificent and joyful home, but now it’s time for my next adventure. I know that whoever chooses to live here will be incredibly happy and truly fulfilled.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







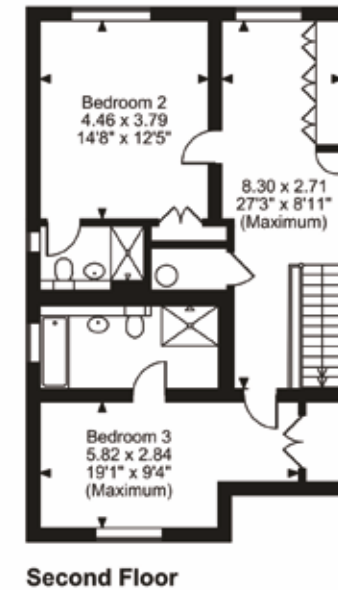
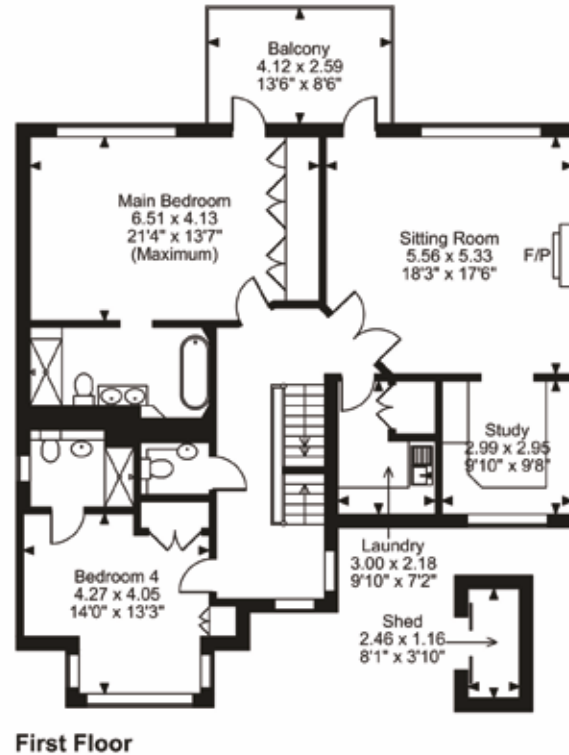
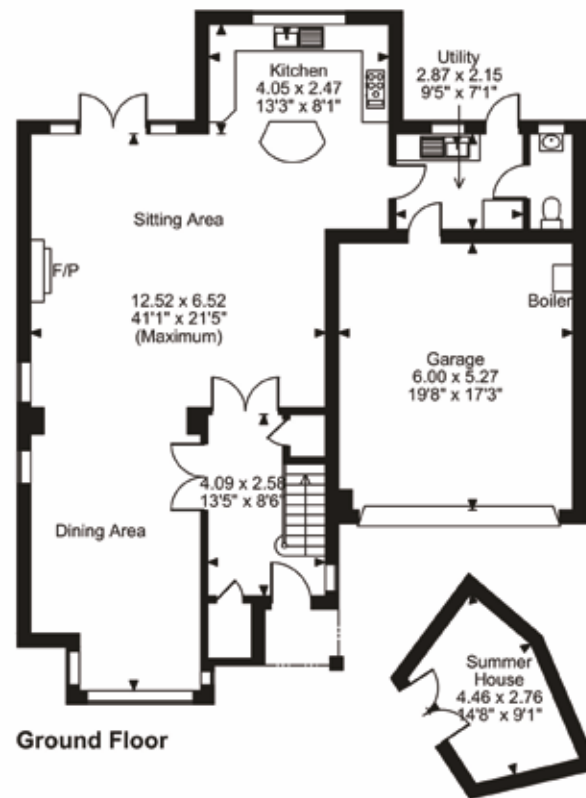








Brockwell Avenue, Beckenham
Approximate Gross Internal Area
Main House = 3188 Sq Ft/296 Sq M
Garage = 340 Sq Ft/32 Sq M
Outbuilding = 132 Sq Ft/12 Sq M
Balcony external area = 115 Sq Ft/11 Sq M
Total = 3660 Sq Ft/340 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Tenure: Freehold
Council Tax Band: H



Fine & Country South East London
Tel: +44 (0) 20 7635 2063
southeastlondon@fineandcountry.com
47b Great Guildford Street, London Bridge, London SE1 0ES

