



homezone

**£1,700,000 Freehold**

**9 Bucknall Way**

Beckenham, BR3 3XL

- THE EXCLUSIVE GATED ENTRY DEVELOPMENT OF LANGLEY PARK
- CONCIERGE ENTRY RECEPTION PROVIDING MUCH SECURITY AND PRIVACY
- SUBSTANTIAL 6 BEDROOM, 4 BATHROOM DETACHED LUXURY EXECUTIVE HOME
- 4 RECEPTION ROOMS AND A SUBSTANTIAL KITCHEN/DINING ROOM
- 5 BEDROOMS LOCATED AT FIRST FLOOR, TWO BEING ENSUITE, AND A FAMILY BATHROOM
- SUBSTANTIAL MASTER SUITE TO 2ND FLOOR, WALK-IN WARDROBE AND ENSUITE BATHROOM
- LARGE DETACHED DOUBLE GARAGE WITH TWO ELECTRIC UP AND OVER DOORS
- LARGE DRIVEWAY WHICH CAN ACCOMMODATE 3-4 VEHICLES
- BEAUTIFUL LANDSCAPED REAR GARDEN WITH LARGE DECK AND DESIGNED PATIO
- WITHIN EASY REACH OF BECKENHAM TOWN CENTRE & LANGLEY SCHOOLS



## Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH

Tel: 020 3794 7545 Email: [beckenham@homezone.co.uk](mailto:beckenham@homezone.co.uk)

Web: [www.homezone.co.uk](http://www.homezone.co.uk)







Set within the hugely popular gated and concierge secured community of Langley Park, we are delighted to offer for sale this substantial detached 6 bedroom, 4 bathroom elegant family home which offers the ultimate in luxury, refinement and executive family home living.

The property comprises a huge central tiled floor entrance hall which leads to the large kitchen/dining room, lounge, formal dining room, family/TV room and study, together with a ground floor WC and utility room.

To the first floor are 5 double bedrooms, two of which benefit from ensuite bath/shower rooms, and a further family bathroom, all serviced by a large central square landing surrounding the central staircase.

A further staircase rises from this landing to give access to the stunning master suite located on the second floor; a magnificent bedroom with large walk-in wardrobe room and a beautiful and grand ensuite bathroom with glass large shower enclosure, free-standing bath, wall integrated television, wide "his and hers" vanity unit and double wash basin and a concealed cistern WC.

The property is presented in excellent condition throughout, with a selection of elegant colours and tiled and carpeted floor coverings. To the exterior is a beautiful landscaped rear garden with artificial lawn, large high quality decking and a further designed circular decked patio with perimeter wall.

To the front is a block paved driveway that can accommodate 3-4 cars, and a detached double garage with power and lighting, two electric up-and-over entry doors, double glazed window and rear entry door and loft space above in the pitched and tiled roof space.

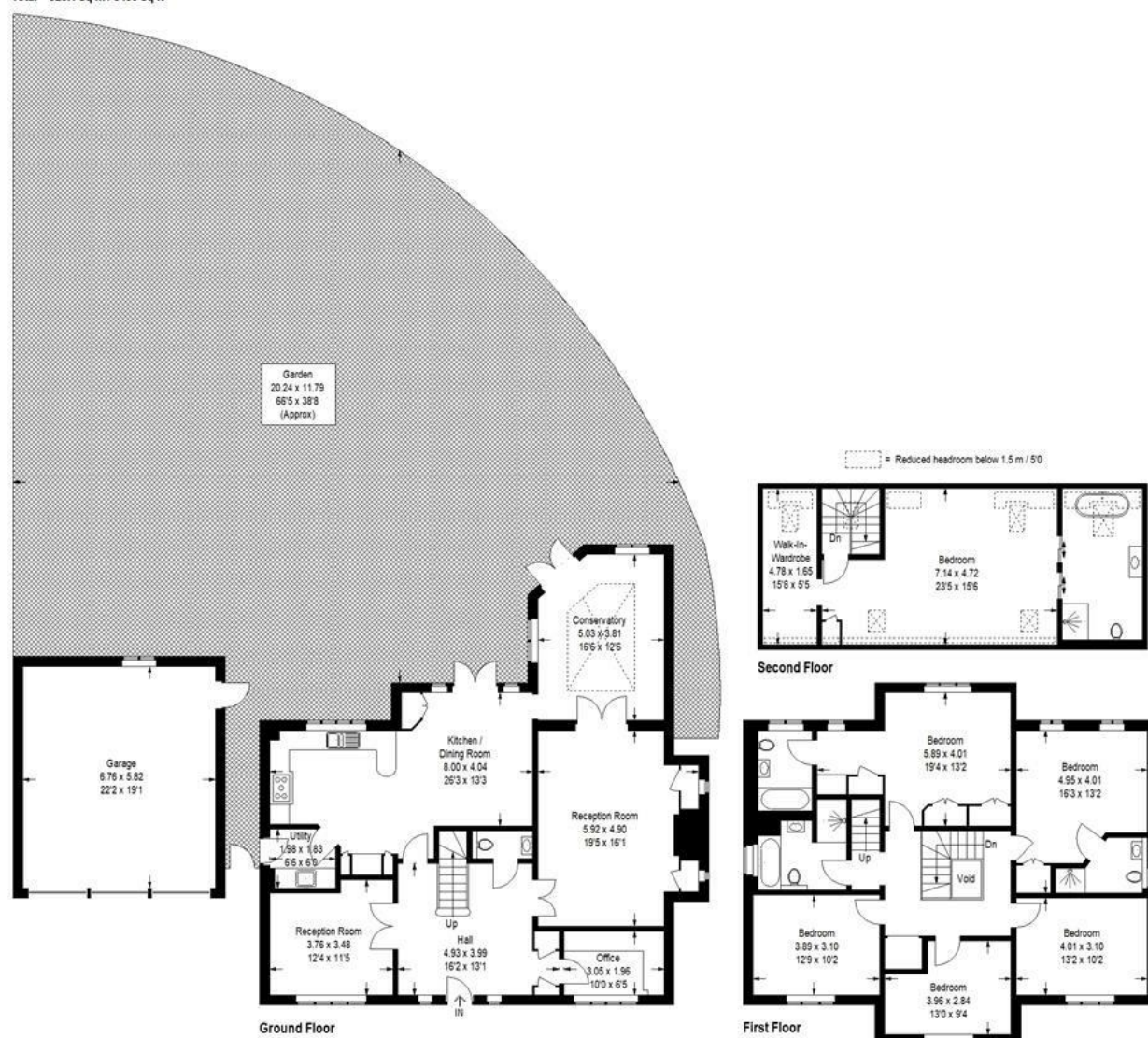
Langley Park is a highly sought-after private gated development and an early viewing of this stylish executive family home is highly recommended.





## Bucknall Way, BR3

Approximate Gross Internal Area  
 Ground Floor = 125.6 sq m / 1352 sq ft  
 First Floor (Excluding Void)  
 104.4 sq m / 1124 sq ft  
 Second Floor = 54.9 sq m / 590 sq ft  
 Garage = 40.2 sq m / 433 sq ft  
 Total = 325.1 sq m / 3499 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1025091)

#### Entrance Hall

Solid wood panelled front door, polished porcelain floor tile, neutral emulsion painted walls with white coving, video door bell system, alarm, 2 uPVC double glazed leaded windows, storage cupboard, meter cupboard, central turning staircase with white balustrading and cream stair carpet.

#### Ground Floor WC

White panelled door, polished porcelain floor tile, neutral stone effect polished wall tile, concealed cistern WC, tiled shelf, chrome heated towel rail, mosaic end wall with wall mounted rectangular basin and mirror with lighting, spot light, extractor fan.

#### Lounge

Double glass panelled doors, neutral carpet, emulsion painted walls, modern limestone fireplace surround with pebble effect gas fire, 2 x uPVC double glazed leaded recessed windows flanking the central feature fireplace, two radiators, coving, spot lights, glass panelled French doors leading to:

#### Conservatory/Dining Room

Polished porcelain floor tiles, 2 x uPVC double glazed leaded windows and uPVC double glazed French doors to garden, uPVC double glazed pitched skylight with fitted electric blinds, spot lights, two radiators.

#### Kitchen Diner

Neutral polished porcelain floor tiles, white decoration and ceiling coving, a range of dark wood kitchen door and drawer fronts with floor and wall cabinet storage, cream colour quartz worktops, under mounted 1.5 bowl sink units with chrome mixer tap, built in double oven/grill, built in microwave, 5 ring gas hob, stainless steel splash panel and extractor hood, uPVC double glazed window to kitchen area, in-built American fridge freezer with storage around. Dining area has uPVC double glazed leaded doors to garden with additional side windows, storage cupboard, two hanging light fittings above breakfast table area, built in wine cooler beneath kitchen breakfast bar.

#### Utility Room

Gas boiler, neutral polished floor tile, cream colour quartz worktop with basin and chrome mixer tap, base kitchen cabinet with spaces for washing machine and tumble dryer, uPVC double glazed door leading to side access path and towards garage and double garden, radiator, ceiling light fitting.

#### Front TV/Reception Room

Glass panelled double doors, cream carpet, neutral emulsion painted walls, radiator in decorative box, uPVC double glazed leaded windows, spot lights.

#### Study

White panelled door, cream carpet, range of built in office cabinets, filing cabinet and corner workstation with overhead storage, neutral emulsion painted walls, uPVC double glazed leaded window.

#### Bedroom 2

Cream carpet, neutral emulsion painted walls with one wall papered feature wall, three uPVC double glazed leaded windows, two large double sized built-in wardrobes, radiator in decorative box and further small radiator, storage cupboard.

#### Bedroom 2 Ensuite Bathroom

White tiled floor, decorative period style wall tiles, white bath with shower over and glass shower screen, wall fitted two drawer white vanity unit with top mounted wash basin, concealed cistern WC, recess shelving, heated towel rail, spot lights, extractor fan, uPVC double glazed leaded window.

#### Bedroom 3

Cream carpet, neutral emulsion painted walls with coving, 2 x uPVC double glazed leaded windows, radiator in decorative box, large built in double wardrobe, ceiling light fitting.

#### Bedroom 3 - Ensuite Shower Room

Grey tiled floor, light grey wall tile, shower enclosure with glass entry door and wall integrated shower controls, chrome heated towel rail, wall mounted white vanity unit with two drawers and top mounted wash basin, glass window sill/shelf, modern bathroom cabinet with mirrored and illuminated door, uPVC double glazed leaded window with obscured glass, spot lights, extractor fan.

#### Bedroom 4

Cream carpet, emulsion painted walls with darker colour accent wall, coving, uPVC double glazed leaded window, radiator in decorative box.

#### Bedroom 5

Cream carpet, grey emulsion painted walls, coving, uPVC double glazed leaded window, radiator in decorative box.

#### Bedroom 6

Cream carpet, blue emulsion painted walls, coving, radiator in decorative box, uPVC double glazed leaded window, integral ceiling fan & light.

#### Family Bathroom

Grey floor tile, mosaic design wall tiles, shower enclosure with glass entry door and wall integrated shower controls, modern glass fronted vanity unit with two drawers and top mounted wash bowl, white bath with wall fitted taps and integral bath fill, concealed cistern WC, chrome heated towel rail, uPVC double glazed leaded window,

#### Master Bedroom Suite (2nd floor)

Cream carpet, neutral emulsion painted walls, three double glazed Velux windows, two radiators, integral ceiling fan & light, video door bell system, storage cupboard, loft hatch, walk-in wardrobe room with a range of fitted hanging and drawer systems, cream carpet, spot lights, double glazed Velux window, radiator.

#### Master Bedroom - Ensuite Bathroom

Cream polished porcelain floor tiles, cream stone effect polished wall tiles, large glass walk-in shower enclosure, concealed cistern WC, extra wide wall mounted vanity unit with wide mounted sink unit and his and her tap sets, free-standing bath with wall integrated television adjacent, double glazed Velux window, radiator, chrome heated towel rail, spot lights, extractor fan.

#### Detached Double Garage

Fully open plan internally, two electronic up and over doors for vehicle access, power and lighting, uPVC double glazed door and window overlooking rear garden, loft storage space within pitched roof.

#### Outside

To the front of the property is a block paved driveway that can accommodate 3-4 vehicles, with hedged front boundary and mature side boundary, including a timber bin store. Access to the rear is via a locked gate that enters between the double garage and the main house. The rear garden benefits from an elegant hardwood decked patio that is almost full width of the house, an artificial lawn, a further elegant circular patio area to the corner of the garden with hardwood decked floor and a white painted curved perimeter wall, planted borders to the boundaries with a selection of mature shrubs and trees, and a 6ft boundary fence to all sides.

#### Council Tax

London Borough of Bromley.

Band: H.

Annual Estimated Cost: £3,684.38

#### EPC

Band: D.

#### Estate Service Charges

£2,045 per annum paid to the appointed Management Company for the maintenance and upkeep of the grounds and communal area within the development and the gated security management.

#### Tenure

Freehold.

#### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.