



# Take flexible living to new levels

Discover The Kelsey at  
Langley Court, Beckenham







2020

2020



# Space to really live

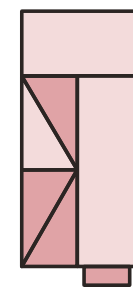
Cala's Kelsey townhouses take contemporary living to whole new levels. Both functional and adaptable, they're thoughtfully designed to be bright and airy, offering plenty of flexible living space over three floors. Whether you want to have a dedicated floor for the kids, an office to separate work from home or the luxury of a dressing room, the choice is yours. If you're dreaming of a more distinctive, characterful home where you can adjust and re-purpose the rooms to suit your lifestyle, explore the different ways in which our Kelsey townhouses at Langley Court could work for you.





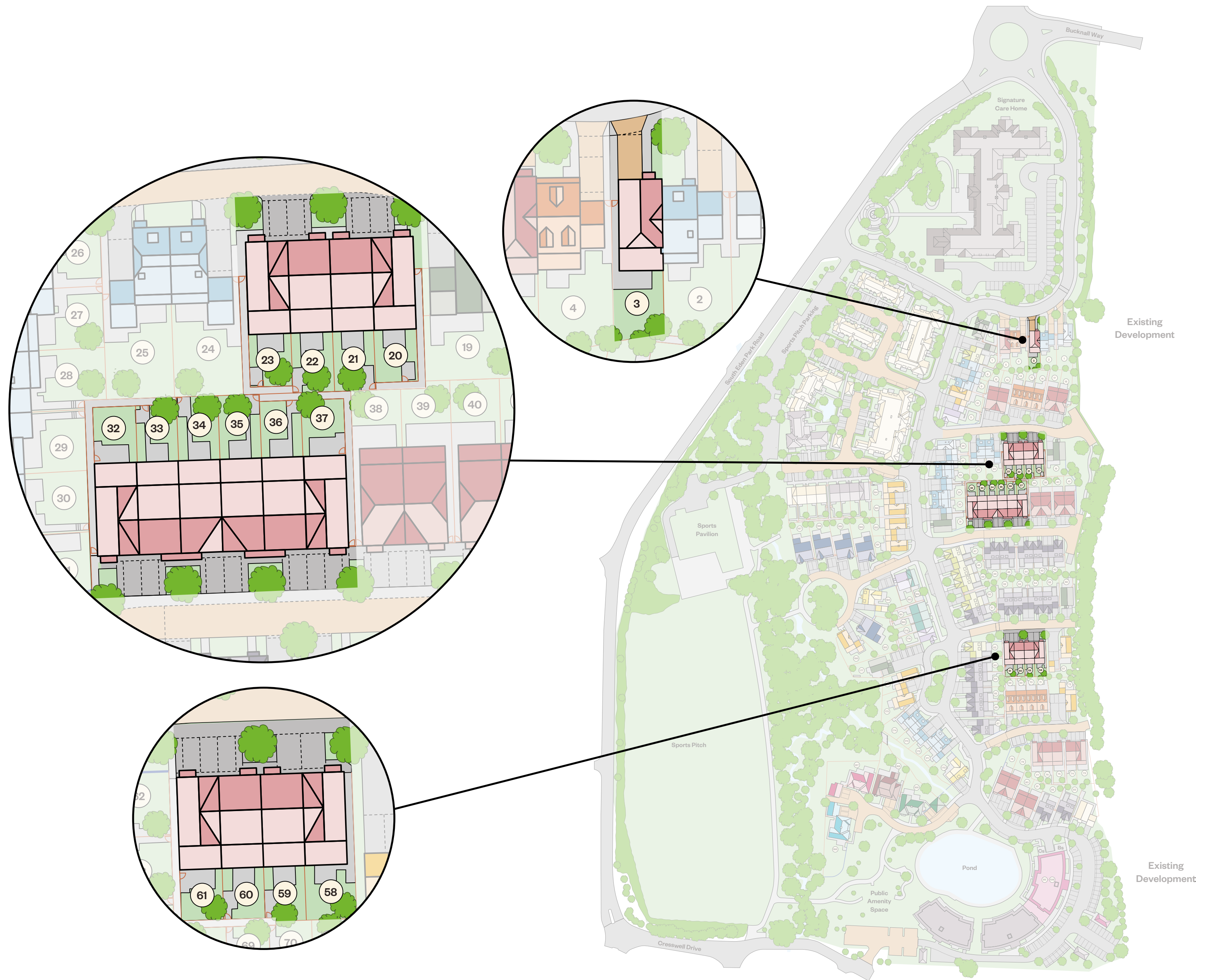
# The Kelsey

3 bedroom terrace/  
semi-detached home



Plots 3, 20, 22, 32, 34, 36, 58 & 60 – as shown

Plots 21, 23, 33, 35, 37, 59 & 61 – handed





# Surroundings you've been searching for

Beckenham is the ideal choice for families, downsizers or young professionals in search of a more relaxed pace of life within Greater London, yet is still in easy reach of the capital. Beckenham's buzzing high street with its eclectic mix of independent cafes, shops and boutiques offers the perfect introduction to this highly attractive Kent community. Whether relaxing with family or catching up with friends, have fun wandering, discovering, shopping and sampling its unique offerings.

For everyday essentials, Waitrose and Sainsbury's supermarkets are also close by. From concerts to Christmas markets, Beckenham Green brings the entire community together with its array of year-round events. Travel just 3 miles to nearby Bromley for a wider range of amenities including the Glades Shopping Centre, where you'll find all your high street favourites including M&S, H&M, Apple and Boots.





# London's calling

With the capital just over 20 minutes away, why not jump on a train and pop in and out of London with ease\*. Give in to a touch of retail therapy, catch one of the most talked about West End shows or explore the cultural delights of the many art galleries and museums on offer.



Stock photography



Local area photography

\*Train journey time approximate from Beckenham Junction to London Victoria, is accurate as of August 2022 and is sourced from thetrainline.com





Photography of Audley Chase

# Why townhouse living is popular

“ For us the bedrooms were a priority and the homes at Cresswell Park really won us over. Whilst we do spend a lot of time together as a family, with two teenagers the bedrooms were very important, so they could get time to themselves, hang out with their friends or study. We visited a number of other developments in the area, which did have nice four-bedroom homes but we felt the layout wasn't suitable for us.

With our three-storey house at Cresswell Park, the bedrooms are more spread out and make the home feel much more spacious. It's lovely having so much space. We upsized from our home in Worthing, meaning there is more room for our growing children, and we can now accommodate guests which is a massive bonus. ”

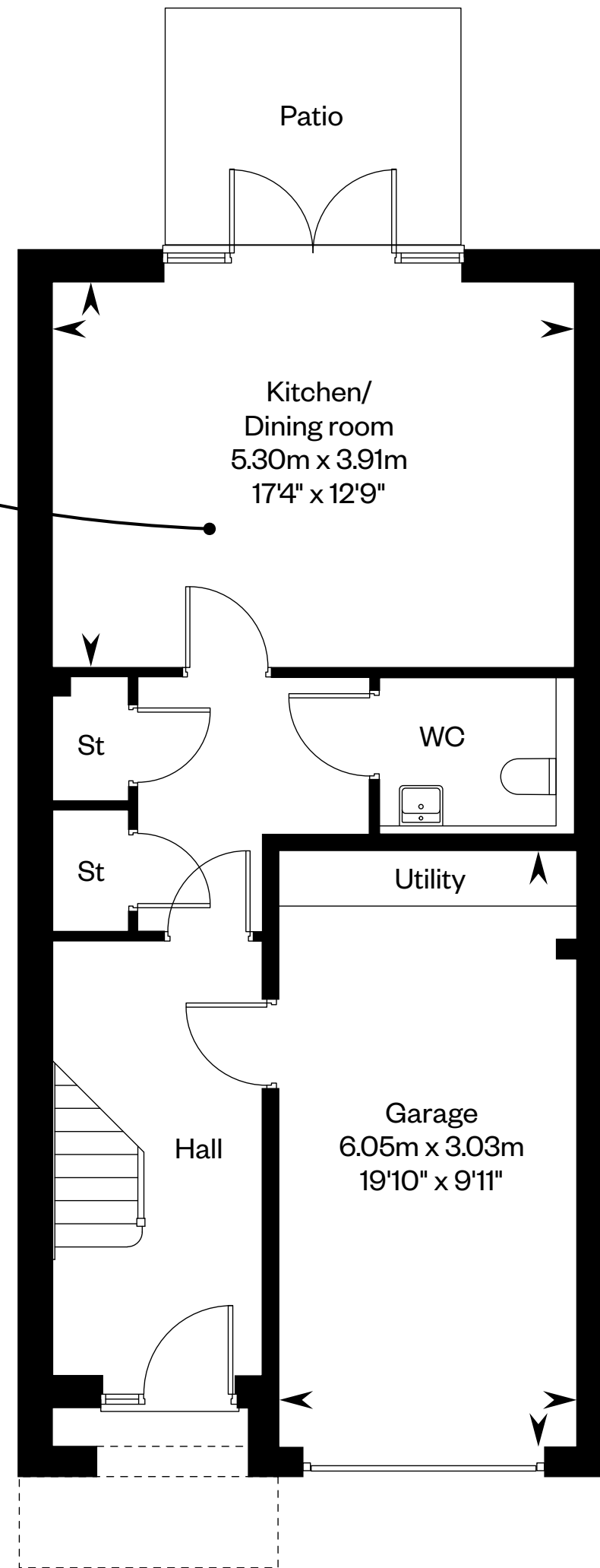
## **The Panesas**

Townhouse purchasers at Cresswell Park, Angmering



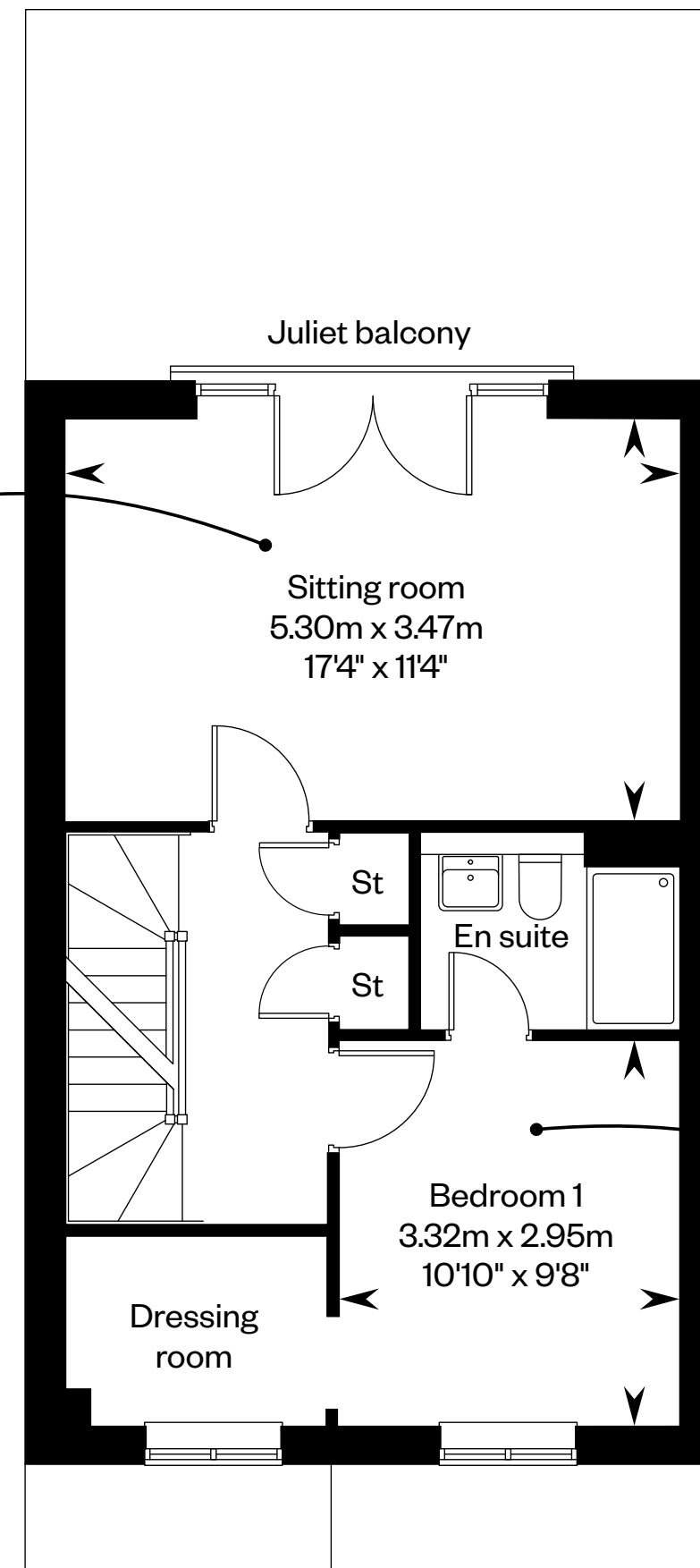
# The Kelsey - A home that grows with you

*This open plan kitchen/ dining/family area removes all barriers to fun nights in with family or friends*



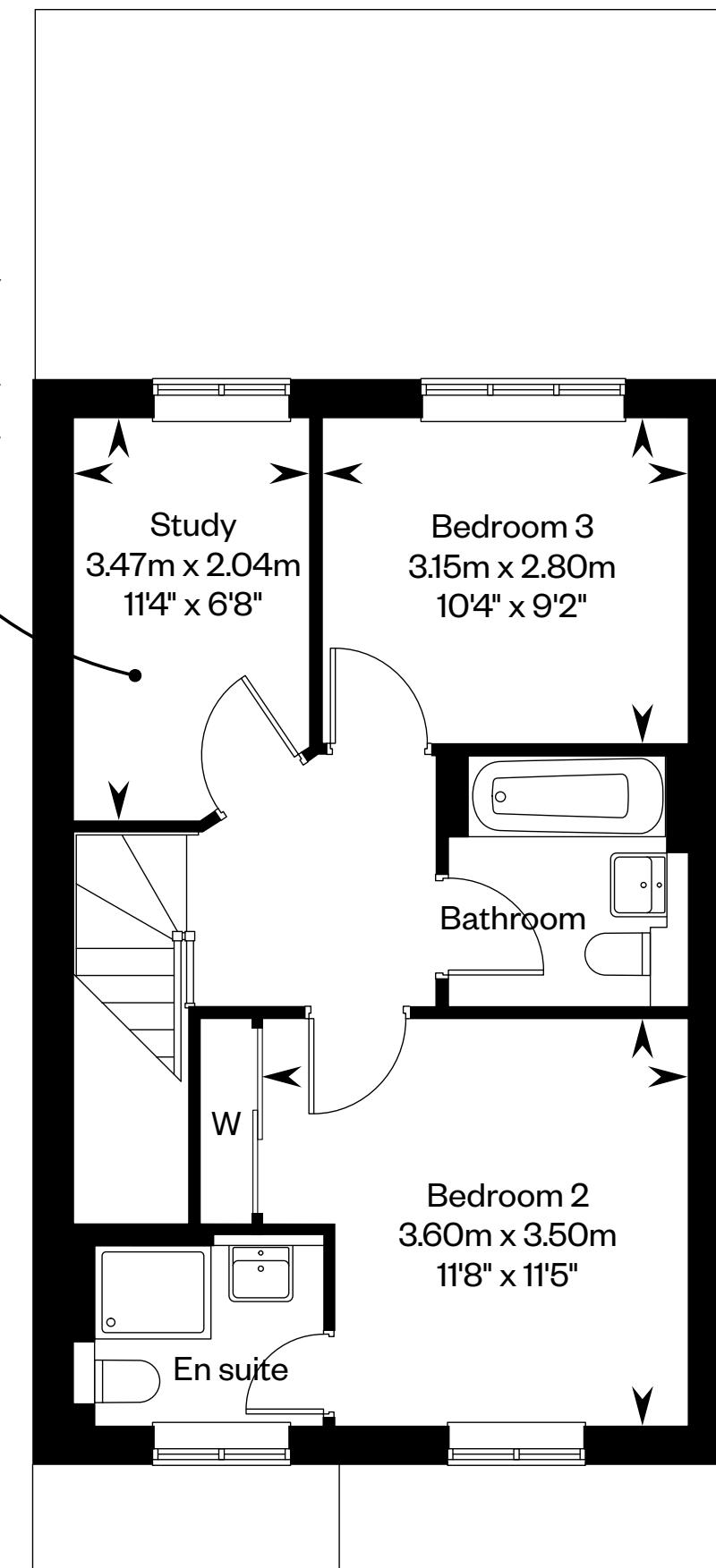
Ground floor

*Want to escape from the hustle and bustle of family life? The separate sitting room provides a quiet haven to enjoy your favourite films and TV shows*



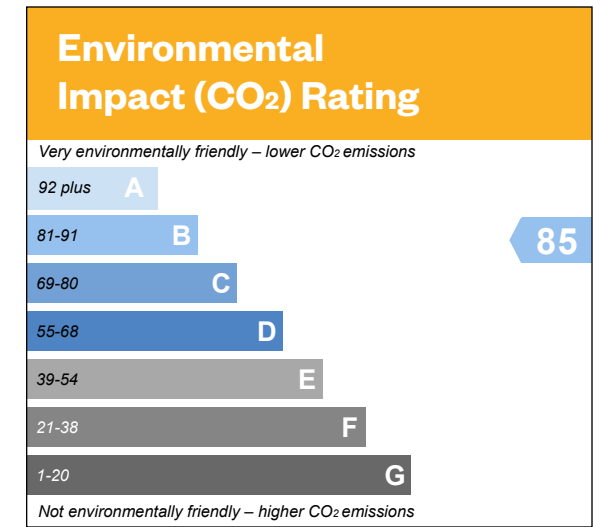
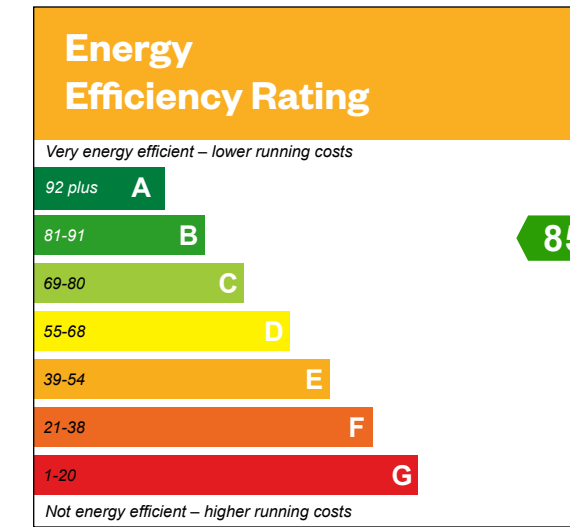
First floor

*Need peace to explore hobbies, catch up on work, emails, or the Sunday papers? The separate study offers the perfect quiet spot*



Second floor

*The first and second floors offer sumptuous space for teenagers to run wild, with two separate bedrooms and an en suite*





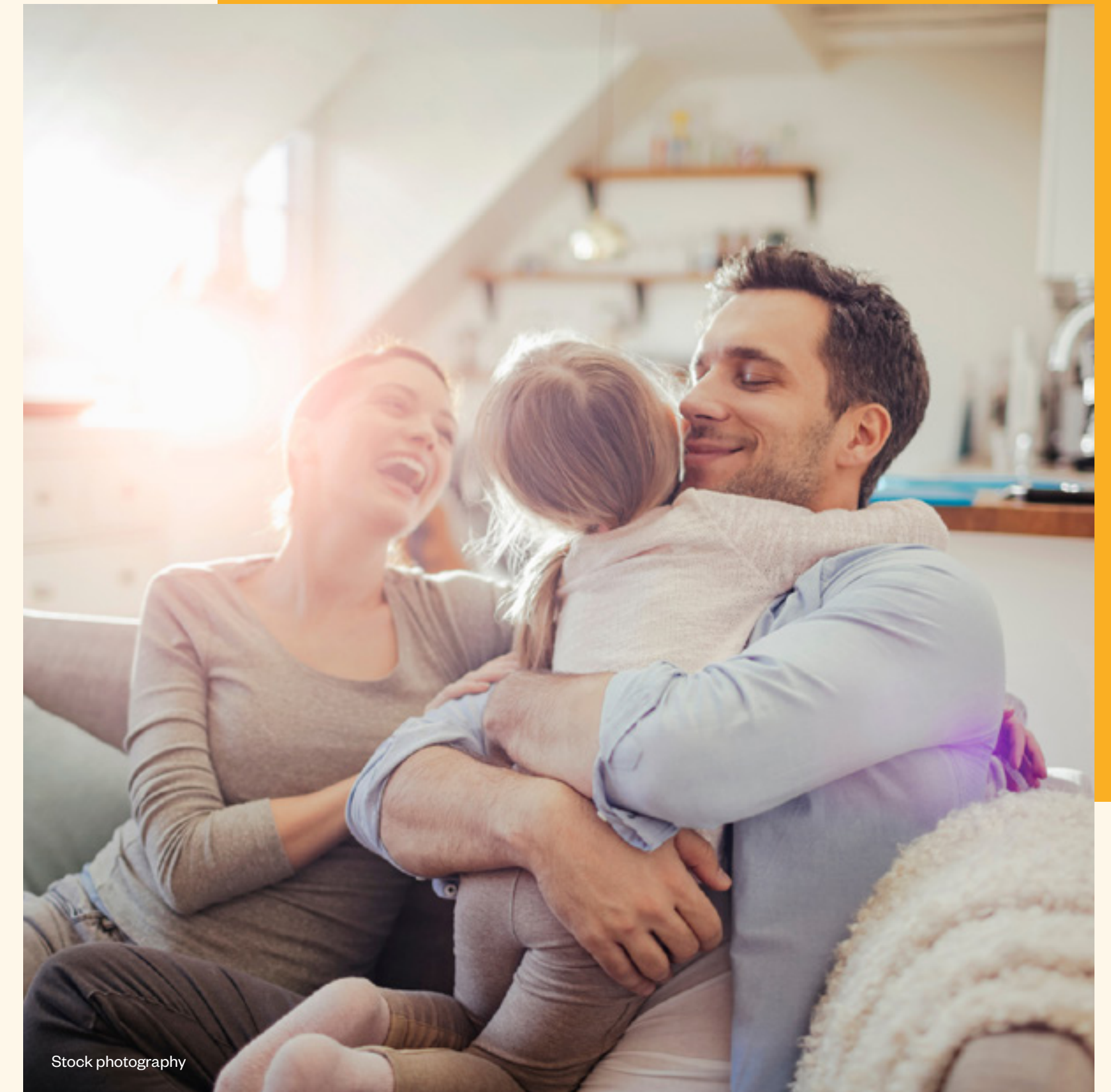
# Perfect for growing families

Life for a young family is full of fun and games that can take over the whole home.

Set over three floors, The Kelsey allows you to create distinct areas to separate day from night.

The beautiful open plan kitchen/dining/family room caters for a busy living space in the day.

Whilst evenings bring well deserved peace and quiet, as the children sleep soundly a level above, you are free to relax in the sanctuary of the sitting room before retiring to your space in the sumptuous main bedroom.







Stock photography



Showhome photography

# Larger family? It'll suit you too

Want to have quality family time together and the luxury of extra room, so everyone can have their much needed space and privacy?

The second floor study area is ideal for pre-teens and teenagers to concentrate on homework away from the hustle and bustle.

The formal lounge can be a peaceful haven for two or the perfect social space, complemented by an open plan kitchen/dining room where you can gather together as a family or entertain guests.



Showhome photography



# Downsize without compromise

Seeking the perfect space for two that can adapt easily when friends and family come to stay?

The Kelsey could be the answer.

How you use the space to enjoy light-filled, easy living is your choice. From the beautiful kitchen/family/dining room, to a separate lounge perfect for relaxing evenings in front of the TV. There's also a utility area in the garage which also has ample parking space for collection cars or visitors.

Three storeys mean you can create discrete spaces for relaxing or indulgence. A dedicated study, a media room or a home gym? Yet still have ample bedroom space ready for the arrival of special guests.





# A high specification as standard

## Kitchens

Busy homes have big demands, so we've taken the pressure off meal times with Bosch\* hobs and oven space. Friends or family gathering? Cater for even the largest dinner party, with a built in Bosch\* dishwasher and clean up in no time. We all have our 'Where can we put that?' moments. Our larger than average utility room provides every family with the perfect hideaway for household chores.

## Bedrooms

With generous proportions, your very own dressing space and a fitted wardrobe\*\* with sliding doors, the main bedroom is your go-to sanctuary. The addition of a luxurious en suite puts a desirable end to morning rush hour queues for the family bathroom.

## Bathrooms

Wake up with a refreshing shower or wind down in a relaxing bath in your high specification bathroom, complete with full-height Porcelanosa tiling, chrome towel warmers and practical storage space.

## External

As soon as the sun appears your outdoor space is good to go. Last minute BBQs are no problem with a generous patio, external taps and a 1.8m privacy fence.

## Security

It should come as no surprise to learn that your safety and security are our priority and that's why every home comes with mains-wired smoke detectors and battery operated CO detectors.



Showhome photography



Showhome photography



Showhome photography





# Welcome to your new home

Langley Court,  
11 Roman Way, Off South Eden Park Road,  
Beckenham, Kent, BR3 3FH

[Click here to arrange your viewing](#)



Stock photography

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