



# Take flexible living to new levels

Discover The Norwood at  
Langley Court, Beckenham









# Space to really live

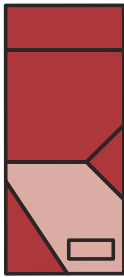
Cala's Norwood townhouses take contemporary living to whole new levels. Both functional and adaptable, they're thoughtfully designed to be bright and airy, offering plenty of flexible living space over three floors. Whether you want to enjoy a top floor private bedroom sanctuary, have a dedicated floor 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 Norwood townhouses at Langley Court could work for you.





# The Norwood

4 bedroom terrace/  
semi-detached home



Plots 5, 12, 17, 38, 40, 73, 75, 78 & 80 – as shown

Plots 13, 18, 39, 41, 74, 76, 77, 79 & 81 – handed





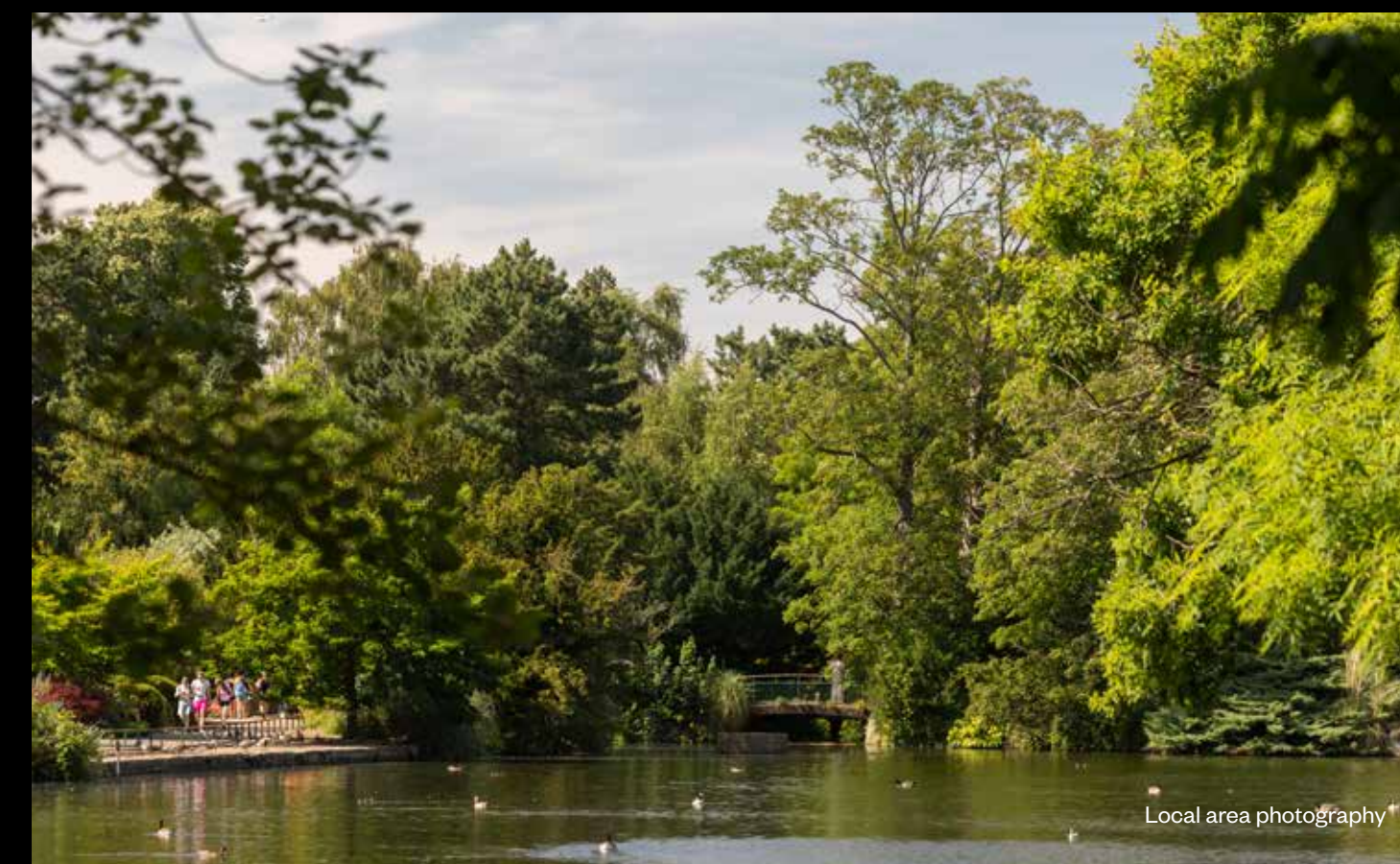
# Surroundings you've been searching for

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.



Local area photography



Local area photography





# 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.







Photography of Audley Chase

# What our customers say

“ 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 Norwood - A home that grows with you



Patio sizes are indicative only. Please ask your Sales Consultant for further details. A/C: Airing cupboard. W: Wardrobe. St: Storage cupboard. \*Window to have inward opening casements.

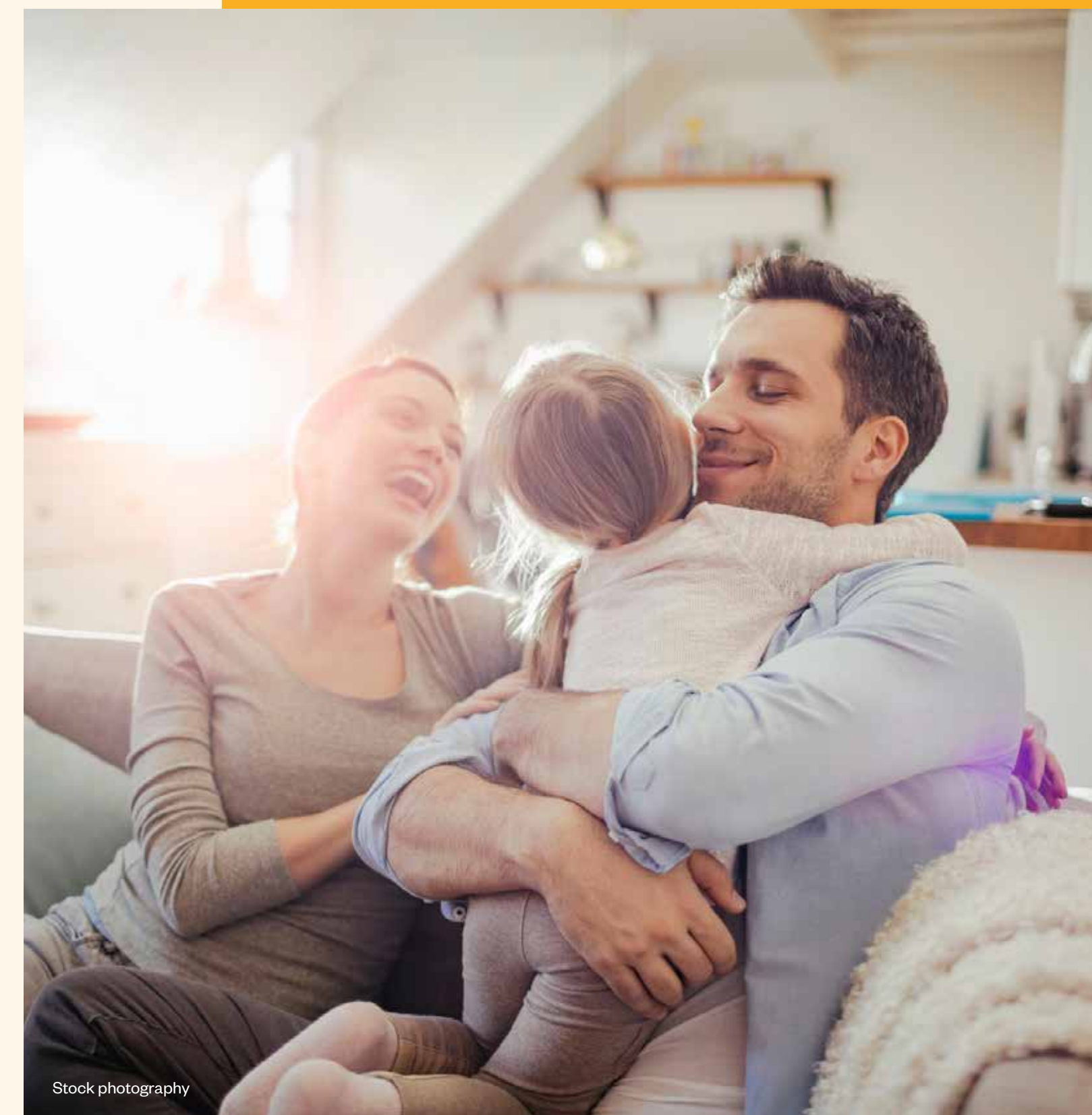


# Perfect for growing families

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

Set over three floors, The Norwood 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 or study, before retiring to your space in the sumptuous main bedroom.







Stook 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?

Pre-teens and teenagers will love having a media room on the ground floor all to themselves. The first floor study area is ideal for them to concentrate on homework whilst you keep a careful eye on their progress.

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

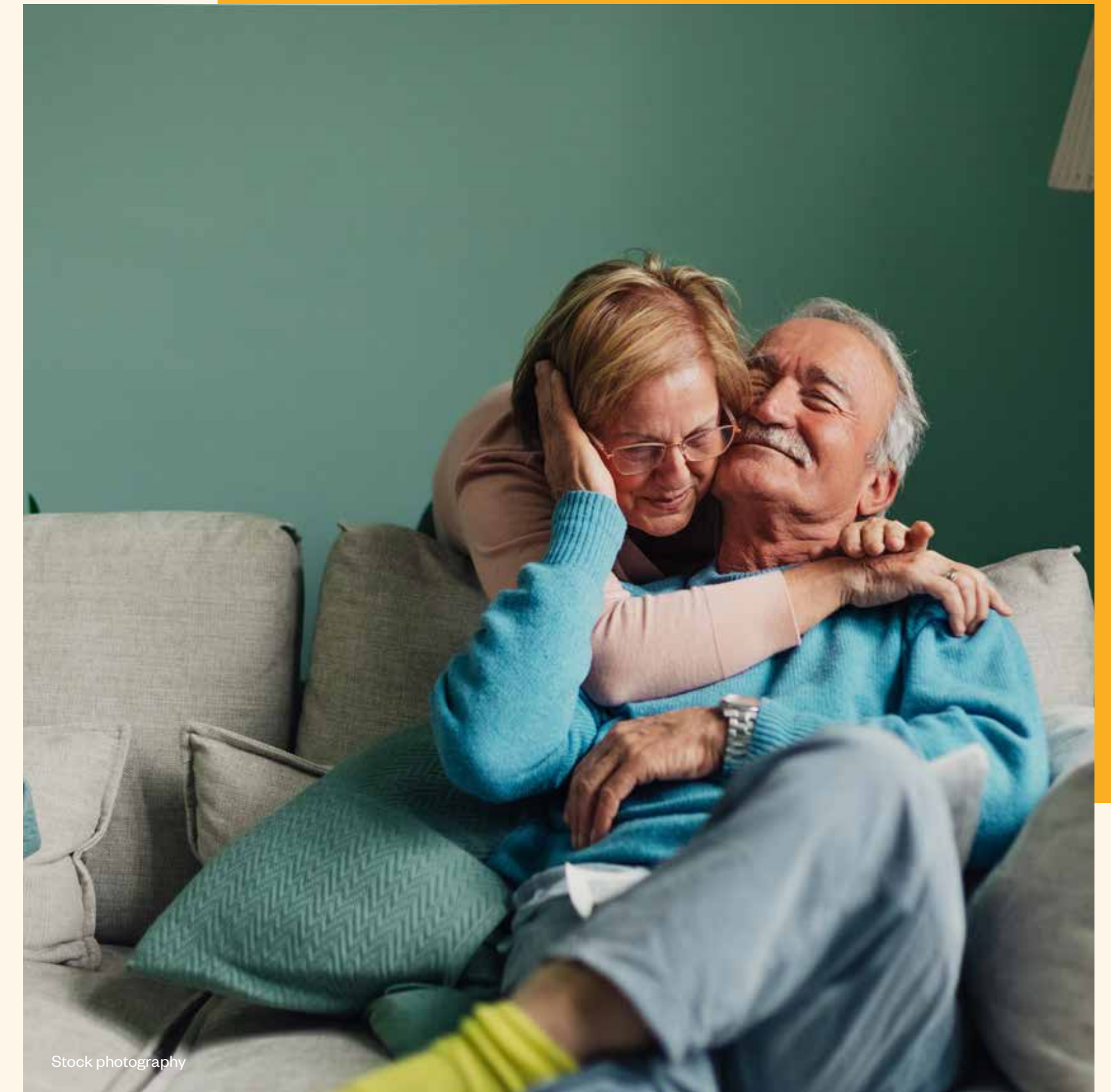


# Downsize without compromise

Seeking the perfect space for two that can adapt easily when friends and family come to stay? The Norwood 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 with bi-fold doors, to a separate lounge perfect for relaxing evenings in front of the TV. There's also a utility room and unique drive through garage with 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 AEG hobs and oven space. Friends or family gathering? Cater for even the largest dinner party, with a built in AEG 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

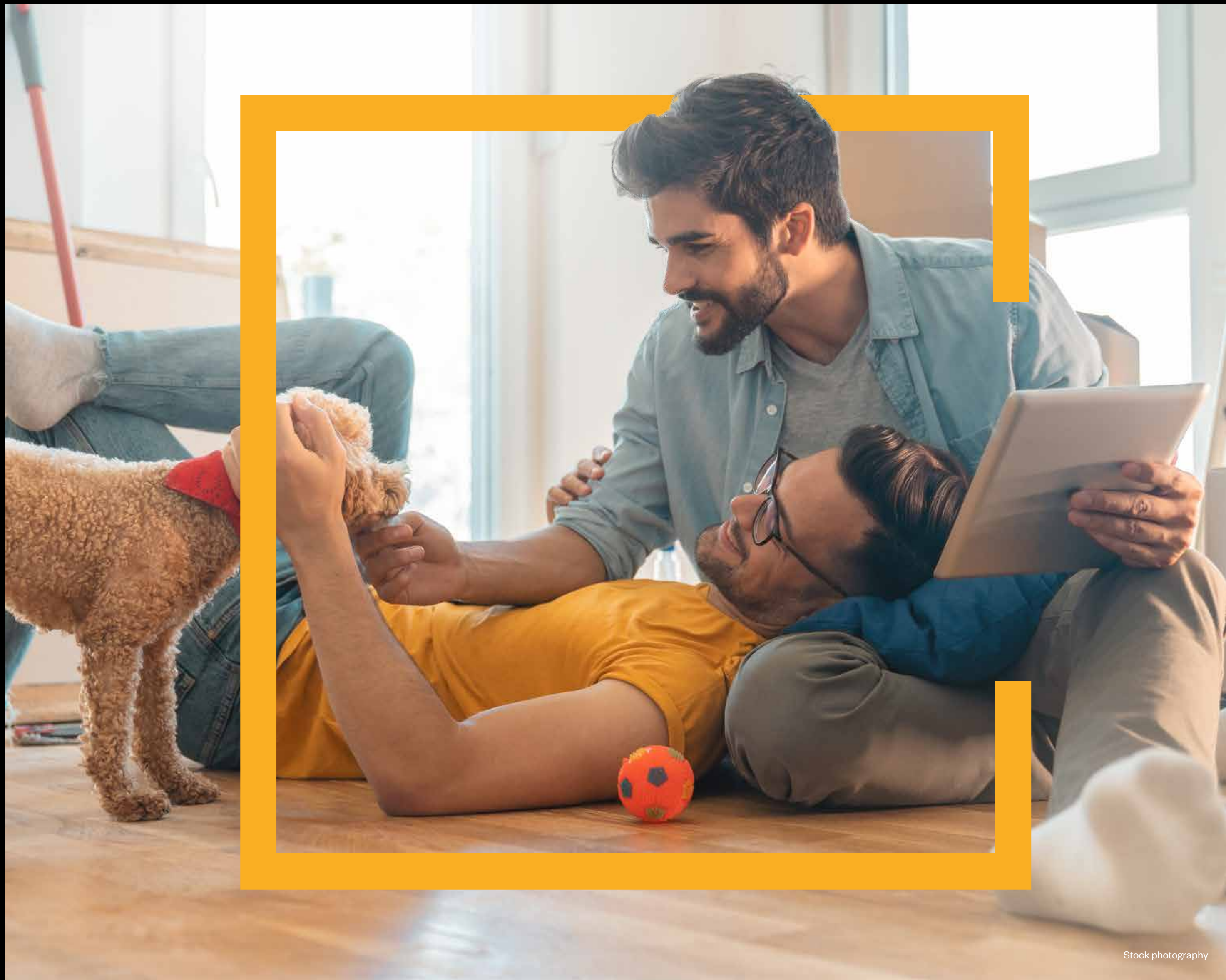
As soon as the sun appears your outdoor space is good to go. Last minute BBQ's are no problem with a generous patio, external taps and a 1.8m privacy fence.

## 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 an alarm system, mains-wired smoke detectors and battery operated CO detectors.







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

[Click here to arrange your viewing](#)



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