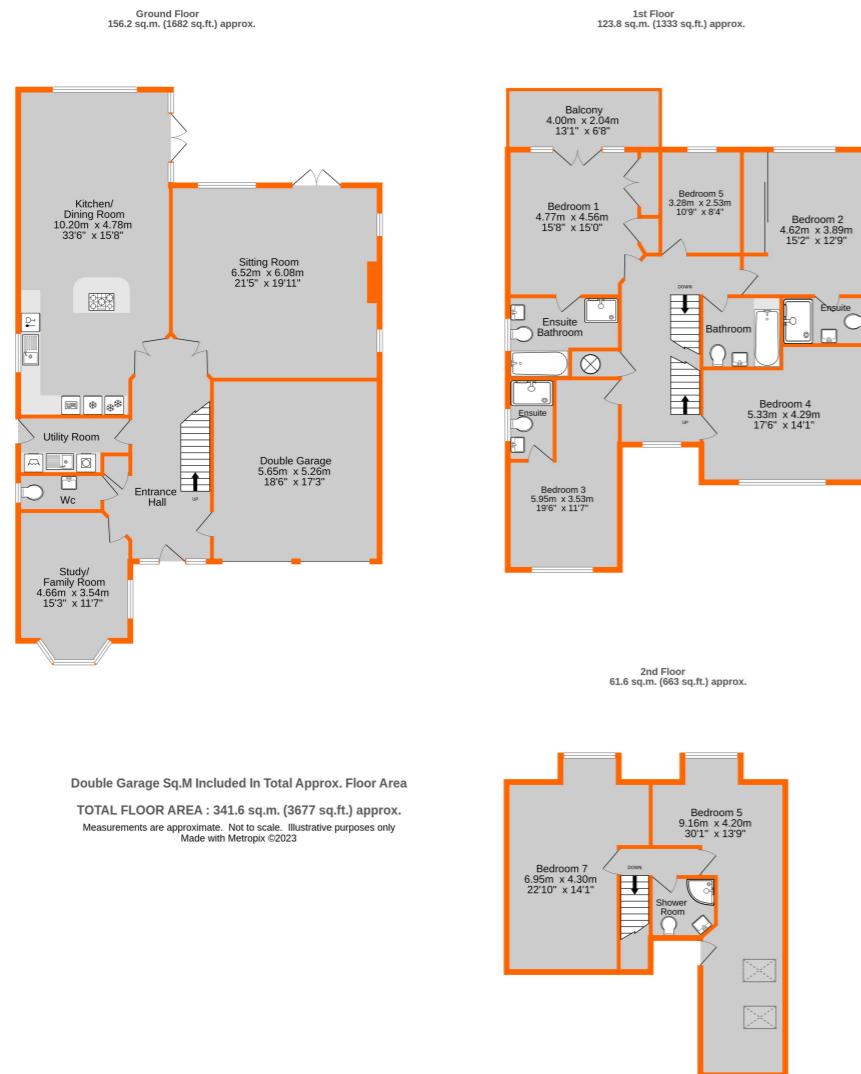


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Park Langley Office - 020 8658 5588

3 Hampstead Mews, Beckenham, Kent BR3 3FE

£1,395,000 Freehold

- Modern detached with vast accommodation
- Completed in 2011 to high specification
- Convenient access to Langley Park Schools
- Seven bedrooms and five bathrooms
- Fabulous open plan kitchen/dining room
- Magnificent sitting room and study/family room
- Separate utility room and cloakroom off hall
- Gated access, parking and double garage

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



3 Hampstead Mews, Beckenham, Kent BR3 3FE

Modern detached house built by Millwood Designer Homes, completed in 2010 to a high specification with EXCEPTIONALLY SPACIOUS overall accommodation offering fabulous room sizes including SEVEN BEDROOMS and FIVE BATHROOMS. Situated near the PARK LANGLEY roundabout in a small GATED DEVELOPMENT enjoying easy access to the popular Langley Park Schools, Unicorn Primary School and Kelsey Park. Wonderful 10m (33ft) fitted kitchen/dining room and 6.5 m x 6.0m sitting room (21ft x almost 20ft) both having doors to good size garden that is larger than others on the development. Separate study/family room, utility room, downstairs cloakroom and DOUBLE GARAGE. We cannot stress enough what a great property this is if you are seeking vast amounts of space in a sought after location - Please call our Park Langley office for a viewing.

Location

Conveniently positioned a short distance from the Park Langley roundabout with a Tesco Express and Majestic Wine store as well as popular local shops just beyond on Wickham Road. Beckenham High Street is less than a mile away and entrances to Kelsey Park will be found on Stone Park Avenue or Wickham Road. Sought after local schools include Langley Park Secondary and Primary schools as well as Unicorn Primary, situated about half a mile away. Popular sporting facilities in the vicinity include Langley Park Golf Club, Park Langley Tennis Club and a David Lloyd Club on Stanhope Grove.



Ground Floor

Entrance Hall

7.18m max x 3.27m max (23'7" x 10'9") includes cupboard beneath staircase, coat cupboard, radiator, hardwood floor, double glazed windows beside front door

Cloakroom

2.31m x 1.18m (7'7" x 3'10") white low level wc with concealed cistern, wash basin with mixer tap having drawer beneath, wall tiling, ceramic floor tiling, radiator, double glazed window to side

Study/Family Room

4.66m max x 3.54m (15'3" x 11'7") radiator, double glazed window to side and attractive bay with double glazed windows to front

Sitting Room

6.52m max x 6.08m (21'5" x 19'11") handsome fireplace with gas point, two radiators, double glazed windows to side and rear plus doors to terrace

Fabulous Kitchen/Dining Room

10.2m x 4.78m (33'6" x 15'8") impressive room providing large LIVING/DINING AREA with double glazed windows to rear and double glazed windows beside doors to terrace, radiator, tiled floor extending to KITCHEN AREA with base cupboards and drawers plus integrated dishwasher beneath granite work surfaces incorporating drainer for 1½ bowl stainless steel sinks with mixer tap, large island unit with matching granite top having breakfast bar to far side, pair of Siemens electric ovens, stainless steel extractor hood above 5-ring gas hob, full height fridge and freezer, matching eye level units, double glazed window to side

Utility Room

3.52m max x 1.76m max (11'7" x 5'9") work surface with inset stainless steel sink with drainer and mixer tap, cupboards above and below plus space for tumble dryer and washing machine, wall mounted Ideal los boiler, matching eye level units, tiled floor, extractor fan, radiator, double glazed door to side

First Floor

Landing

5.34m x 2.31m (17'6" x 7'7") plus additional area by family bathroom, airing cupboard housing pressurised hot water cylinder, radiator beneath double glazed window to front

Bedroom 1

4.77m x 4.56m (15'8" x 15'0") to include built-in wardrobes, two radiators beneath double glazed windows to rear beside doors to balcony

Balcony

4m x 2.04m (13'1" x 6'8") with decked floor

En Suite Bathroom

3.29m max x 2.56m max (10'10" x 8'5") white panelled bath, large tiled shower cubicle with glazed screen, low level wc with concealed cistern, wash basin with mixer tap having drawer beneath, wall tiling, recess with glazed shelves, chrome heated towel rail, extractor fan, tiled floor, shaver point, double glazed window to side

Bedroom 2

4.62m max x 3.89m max (15'2" x 12'9") to include built-in wardrobes with sliding doors, radiator beneath double glazed window to rear

En Suite Shower Room

2.66m x 1.39m (8'9" x 4'7") large tiled shower cubicle with glazed screen, white low level wc with concealed cistern, wash basin with mixer tap, wall tiling, chrome heated towel rail, tiled floor, shaver point, extractor fan, double glazed window to side

Bedroom 3

5.95m max x 3.53m max (19'6" x 11'7") includes en suite and area by door, radiator beneath double glazed window to front

En Suite Shower Room

2.42m x 1.18m (7'11" x 3'10") large tiled shower cubicle with glazed sliding door, white low level wc with concealed cistern, wash basin with mixer tap, wall tiling, chrome heated towel rail, tiled floor, shaver point, extractor fan, double glazed window to side

Bedroom 4

5.33m max x 4.29m max (17'6" x 14'1") radiator beneath double glazed window to front

Bedroom 5

3.28m x 2.53m (10'9" x 8'4") radiator beneath double glazed window to rear

Family Bathroom

2.31m x 1.95m (7'7" x 6'5") white panelled bath with built in shower above, low level wc with concealed cistern, wash basin with mixer tap having drawer beneath, recess with glazed shelf recess, chrome heated towel rail, tiled floor, shaver point, extractor fan

Second/Top Floor

Top Landing

2.52m x 1.21m (8'3" x 4'0") radiator, trap to loft

Bedroom 6

9.16m max x 4.20m max (30'1" x 13'9") L-shaped with two radiators, eaves storage, two Velux windows to side, double glazed window to rear

Bedroom 7

6.95m max x 4.3m max (22'10" x 14'1") radiator beneath double glazed window to rear

Shower Room

1.84m x 1.8m (6'0" x 5'11") tiled shower cubicle with glazed curved door, low level wc with concealed cistern, wash basin with mixer tap, tiled walls, chrome heated towel rail, tiled floor, shaver point, extractor fan, light tube

Outside

Front Garden

gated access to Hampstead Mews, lawn and path to front door beside double width driveway in front of garage

Double Garage

5.65m x 5.26m max (18'6" x 17'3") two electrically operated up and over doors, power and light, door to hall

Rear Garden

about 26.25m x 13.75m max (86ft x 45ft) paved terrace continuing to gated side access, extensive lawn, timber shed, outside lights and water tap

Additional Information

Council Tax

London Borough of Bromley - Band G