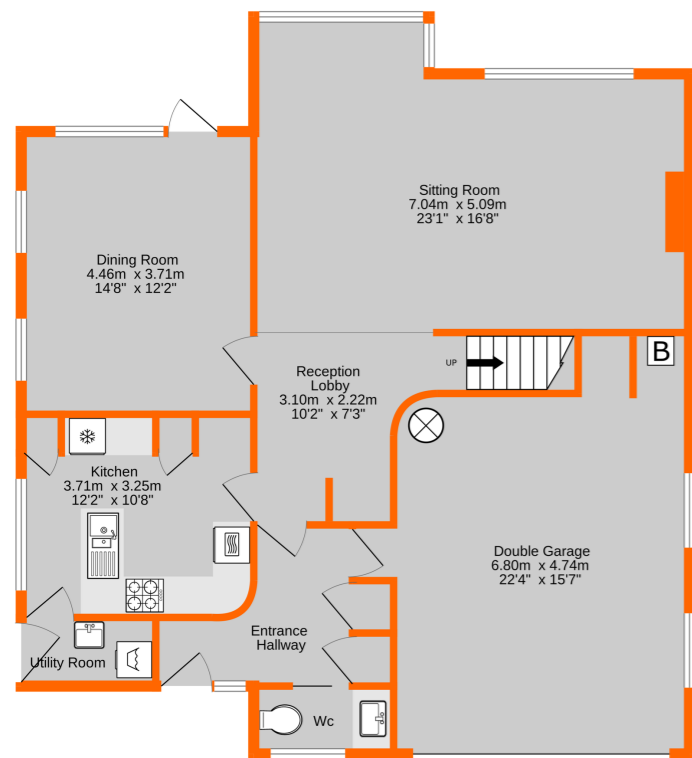
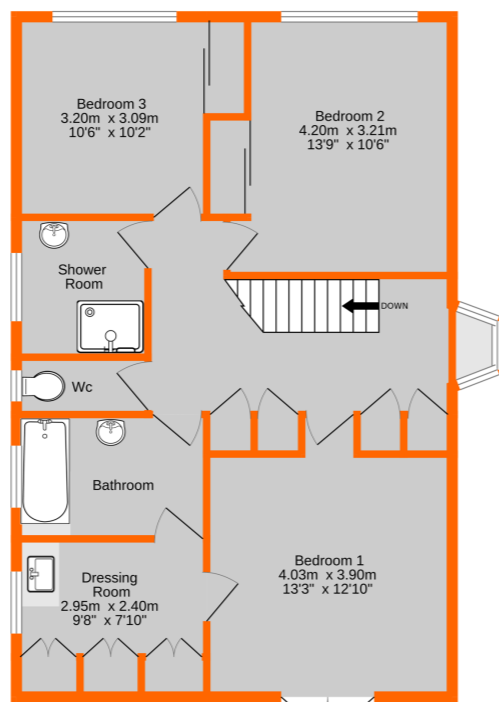


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Ground Floor
112.7 sq.m. (1213 sq.ft.) approx.



1st Floor
77.9 sq.m. (839 sq.ft.) approx.



Internal Double Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 190.7 sq.m. (2052 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



Viewing by appointment with our Beckenham Office - 020 8650 2000

50a Manor Way, Beckenham, Kent BR3 3LJ

£1,250,000 Freehold

- Mid Century Detached House
- Three bedrooms, two bathrooms
- Gas central heating and sealed unit double glazing
- Nearly opposite an entrance to Kelsey Park
- Beckenham's most prestigious road address
- Wonderful west facing mature gardens
- First time on the market since built in 1962
- Scope to extend & improve subject to planning permission

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



50a Manor Way, Beckenham, Kent BR3 3LJ

Located nearly opposite an entrance to the wonderful Kelsey Park, this individually built, architect designed family home built in 1962 has been lovingly cared for and updated over the years but by today's standards does require updating. Retaining many original features of the era it was built it offers deceptive accommodation which subject to usual planning permission and consent could be extended and altered if so desired. Often passed by due to tree screening to the front this home has a fabulous 100' x 45' wide westerly facing mature rear garden, being designed and built by the owner the accommodation was built to suit their requirements so there is a lovely main bedroom suite with balcony, dressing room and bathroom together with some lovely internal curved walls, 'Retro' fittings and furnishings of the time especially in the kitchen and bathroom, a lovely spacious sitting room with bay onto garden and a feature stone open fireplace, off the kitchen is a useful utility and a downstairs toilet off the hall, other features include gas radiator central heating via a renewed boiler and sealed unit double glazing, together with a double garage.

Location

Manor Way is a Conservation Area and this house located nearly opposite an entrance to Kelsey Park on the west facing side of the road. Beckenham High Street is approximately half a mile away with a good range of shops, restaurants and other amenities whilst popular local shops will be found on Wickham Road, by the Park Langley roundabout. From Beckenham Junction there are trains to Victoria and The City as well trams to Croydon and Wimbledon. From Eden Park, Clockhouse and New Beckenham there are trains to London Bridge with DLR connection at Lewisham. Popular sports clubs in the vicinity include David Lloyd, Langley Park Golf Club and Park Langley Tennis Club and the area is well served by schools for all ages including Langley, Clare House and Harris Academy.



Ground Floor

Entrance

replaced semi glazed entrance door and side window to

Entrance Hallway

two built-in storage cupboards, door to garage

Downstairs Toilet

toilet, vanity surface with washbasin, window to front, tiled floor

Reception Lobby

easy rising stairs to first floor, alcove, step down to

Sitting Room

7.04m x 5.09m (23' 1" x 16' 8") glazed sliding doors and windows onto rear garden, a particular feature is the stone faced open fireplace, marble hearth, full width, wooden mantle, original wooden shelved display bookcase and cupboard to side

Dining Room

4.46m x 3.71m (14' 8" x 12' 2") windows to side, hatch to kitchen, deep window and glazed door to Loggia, lovely for making the most of sunny evening

Kitchen

3.71m x 3.25m (12' 2" x 10' 8") original retro fittings comprising base cupboards, drawers and wall cupboards, worktops including peninsular unit housing one and a half bowl stainless steel sink unit with mixer tap, inset 4 ring gas hob, extractor over, separate double oven, built-in shelved larder cupboard with window to side, plumbing and space for dishwasher, large window to side, skylight,

hatchway to dining room, door to

Utility Room

plumbing and space for washing machine, butler sink, semi-glazed replacement sealed unit door to outside, window to front

First Floor

Landing

glazed bay to side, two built-in storage cupboards, further double shelved airing cupboard, trap to loft with ladder and light

Bedroom 1

4.03m x 3.90m (13' 3" x 12' 10") glazed double doors to french balcony to front, door to

Dressing Room

2.95m x 2.40m (9' 8" x 7' 10") range of custom built wardrobes, drawers and high level storage cupboards along one wall, vanity surfaces with inset washbasin with storage below, window to side, door to

Bathroom

original suite of panelled bath and pedestal washbasin with mixer tap, window to side, door to landing,

Bedroom 2

4.20m x 3.21m (13' 9" x 10' 6") built-in double wardrobes with sliding doors, shelved and hanging space, window to rear

Bedroom 3

3.20m x 3.09m (10' 6" x 10' 2") built-in wardrobes, shelved and hanging space, window to rear

Remodelled Shower Room

former bathroom, walk-in double shower, fully tiled walls, Aqualisa shower, glazed screen, pedestal washbasin with mixer tap, window to side

Separate Toilet

toilet, partly tiled walls, window to side

Outside

Double Garage

6.80m x 4.74m (22' 4" x 15' 7") space for two average sized cars, powered up and over door to front, windows to side, understairs recesses, one houses Vaillant wall mounted renewed gas boiler, separate hot water cylinder, gas and electric meters, fuse box, wall cupboards and drawers, power and light

To the Front

secluded front garden with 'Wellingtonia' tree (we believed to have been planted in the grounds of the former Kelsey Mansion) further tree and shrub beds, driveway parking, gated side access to rear

Rear Garden

a particular feature of the property, lovely wide York stone Terrace and steps to westerly facing mature garden with trees, mature shrub beds, gated side access, with outside tap

Council Tax

Band G

