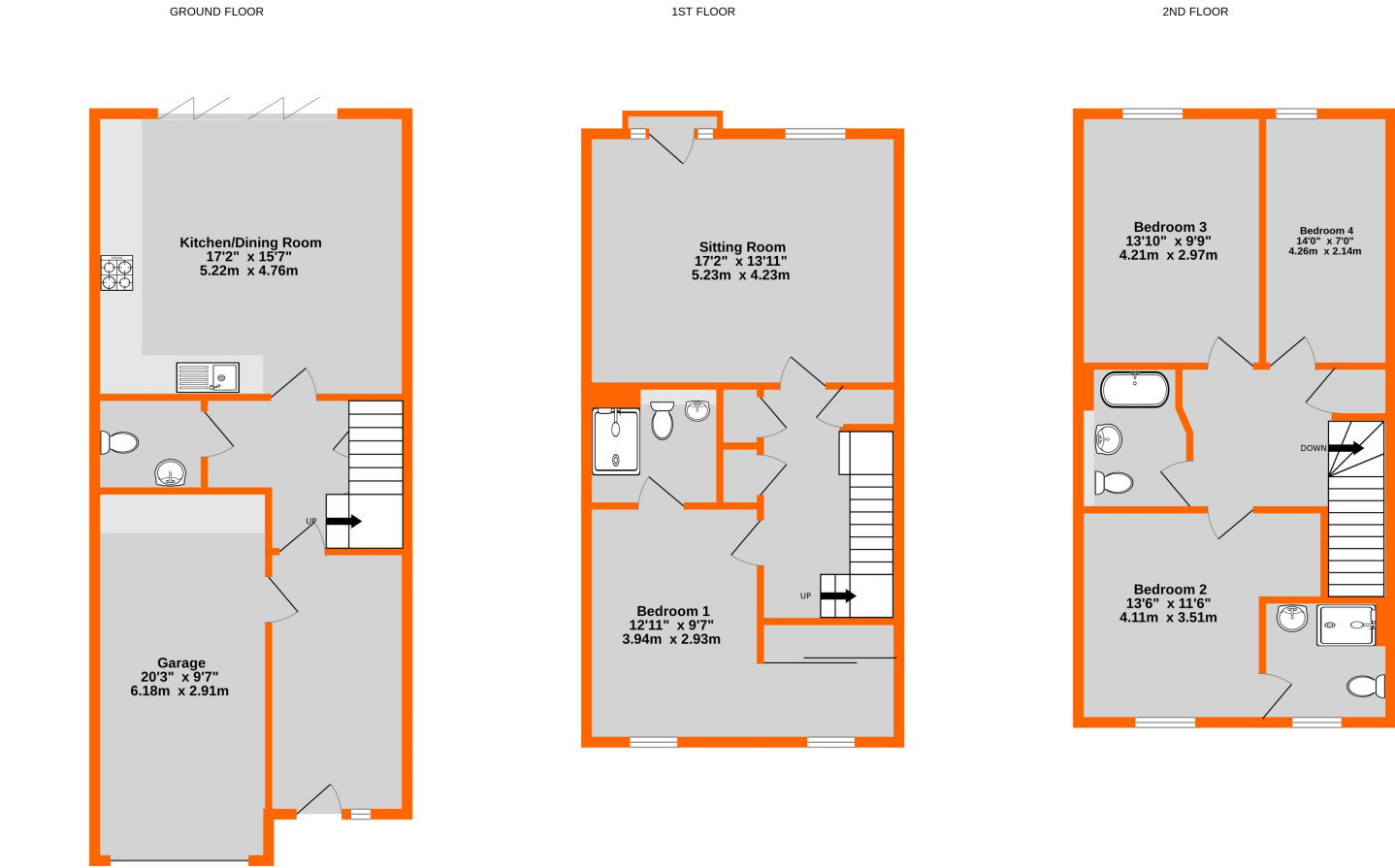


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1856sq.ft. (172.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.
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George Proctor & Partners trading as Proctors

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

61 Roman Way, Beckenham BR3 3FH

£850,000 Freehold

- Ideal for Langley Park Schools and Unicorn
- New build property with NHBC guarantee
- Sunning kitchen with large dining area
- Garage and driveway with E.V. CHARGING
- Semi detached with excellent accommodation
- Four bedrooms and three luxury bathrooms
- Lovely 5.2m x 4.2m (17ft x 14ft) sitting room
- Lake to front and children's play area

www.proctors.london

61 Roman Way, Beckenham BR3 3FH

Ideally situated for the Langley Park Secondary and Primary schools as well as Unicorn, this spacious semi-detached house offers excellent accommodation with all the benefits of a new build including NHBC GUARANTEE and EPC RATING - B. Three beautiful modern bathrooms including two en suites and a large cloakroom on ground floor. Wonderfully spacious kitchen/dining room is the heart of the house for family living with ample space for a large table and direct access via bi-fold doors to the terrace. FOUR BEDROOMS including main bedroom with Dressing Area arranged off generous landings, adding to the sense of space created by the lovely hall and inner hall with useful cupboards. Double width parking with EV CHARGING POINT and garage has utility space to far end. Viewing recommended to appreciate all this CHAIN FREE house has to offer.

Location

Accessed via Tiber Way, off South Eden Park Road, this property is at the far end of Roman Way opposite the lake and there is a children's play area near by off Romulus Drive. As the crow flies, this end of the road is closest to the popular Langley Park Primary and Secondary Schools as well as Unicorn Primary. The Super Loop bus route runs along South Eden Park Road and Eden Park Station provides trains to London Bridge and The City. Excellent sporting facilities in the vicinity include Park Langley Tennis Club, Langley Park Golf Club and David Lloyd Leisure Club on Stanhope Grove. Local shops are available on Wickham Road, by the Park Langley roundabout, along with a Tesco Express.



Ground Floor

Entrance Hall

4.39m x 2.11m (14'5 x 6'11) includes storage area beneath stairs, attractive wood finish flooring, radiator, double glazed panel beside front door

Inner Hall

2.56m max x 2.42m max (8'5 x 7'11) plus large coat cupboard and cupboard housing Ideal gas boiler, radiator, wood finish flooring

Cloakroom

1.83m x 1.56m (6'0 x 5'1) white Laufen low level wc, wash basin with mixer tap, wall tiling, chrome heated towel rail, wall mirror, downlights, extractor fan, wood finish flooring

Kitchen/Dining Room

5.22m x 4.76m (17'2 x 15'7) FITTED KITCHEN with base cupboards, large drawers and Siemens integrated dishwasher beneath quartz work surfaces, 1½ bowl stainless steel sink with waste disposal and mixer tap, stainless steel splashback and Siemens cooker hood and touch control Induction hob, electric oven and combination microwave, integrated upright fridge/freezer and full height cupboard, wall units, wood finish flooring extending to spacious DINING AREA, two radiators, double glazed bi-fold doors to garden

First Floor

Landing

3.94m x 2.2m (12'11 x 7'3) includes stairs and large cupboard, pair of additional large cupboards, radiator

Generous Sitting Room

5.23m x 4.23m (17'2 x 13'11) lovely reception space with radiator, double glazed windows and door with Juliet balcony to rear

Bedroom 1

3.94m x 2.93m (12'11 x 9'7) radiator, double glazed window to front, open to

Dressing Area

2.32m x 2m (7'7 x 6'7) includes large built in triple wardrobe with sliding doors, double glazed window to front

En Suite Shower Room

2.23m x 2m (7'4 x 6'7) large shower cubicle with part hinged screen, low level wc, wash basin with mixer tap having deep drawers beneath, wall tiling, chrome heated towel rail, wall mirror, shaver point, wood finish floor, downlights and extractor

Second/Top Floor

Top Landing

3.03m x 2.41m (9'11 x 7'11) includes stairs and cupboard with large pressurised hot water cylinder, hatch to LOFT

Bedroom 2

4.11m max x 3.51m max (13'6 x 11'6) includes area by door suitable for wardrobe, radiator, double glazed window to front

En Suite Shower Room

2.03m x 1.88m (6'8 x 6'2) large tiled shower cubicle with folding door, low level wc, wash basin with mixer tap, wall tiling, chrome heated towel rail, wall mirror and shaver point, wood finish flooring, downlights and extractor, double glazed window to front

Bedroom 3

4.26m x 2.97m (14'0 x 9'9) radiator, double glazed window to rear

Bedroom 4

4.26m x 2.14m (14'0 x 7'0) radiator, double glazed window to rear

Family Bathroom

2.4m x 1.86m max (7'10 x 6'1) panelled bath with mixer tap and shower attachment having part hinged screen over, low level wc, wash basin with mixer tap having deep drawers beneath, wall tiling, chrome heated towel rail, wood finish flooring, downlights and extractor

Outside

Front Garden

double width driveway with water tap and EV charging point

Garage

6.18m x 2.91m (20'3 x 9'7) up and over door, light and power, work surface to end wall with cupboards beneath plus space for washing machine and tumble dryer

Rear Garden

8.85m x 6.7m (29ft x 22ft) laid to lawn beyond paved terrace with outside light, water tap and external power points, path with gate providing side access

Additional Information

Council Tax

London Borough of Bromley - Band G
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

