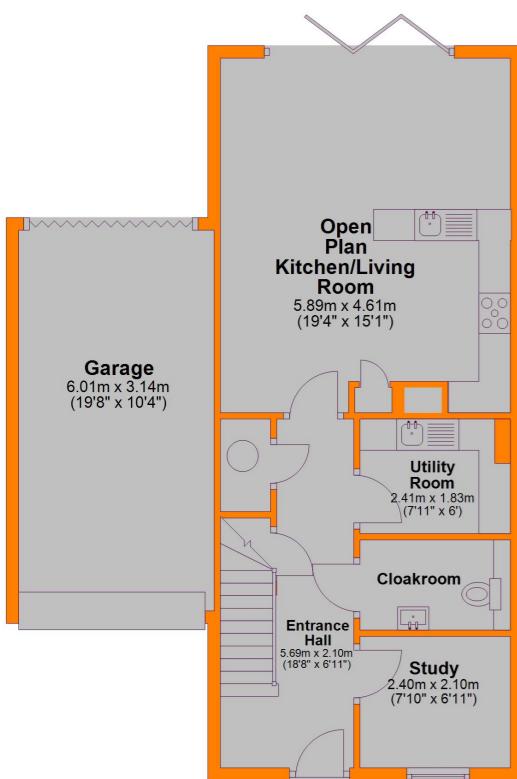
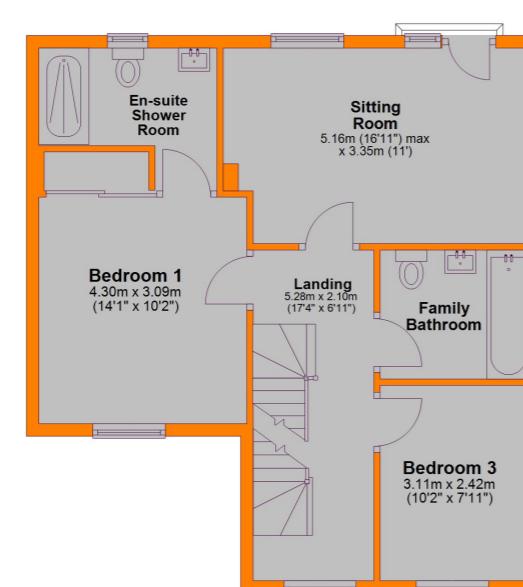
**Ground Floor**

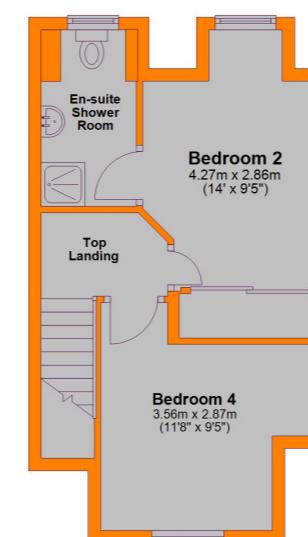
Approx. 72.0 sq. metres (774.7 sq. feet)

**First Floor**

Approx. 58.7 sq. metres (631.6 sq. feet)

**Second Floor**

Approx. 30.9 sq. metres (332.8 sq. feet)



Total area: approx. 161.6 sq. metres (1739.1 sq. feet)

Total floor area includes garage.
Measurements are approximate. Not to scale.

Plan produced using PlanUp.

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



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

65 Roman Way, Beckenham BR3 3FH
£1,050,000 Freehold

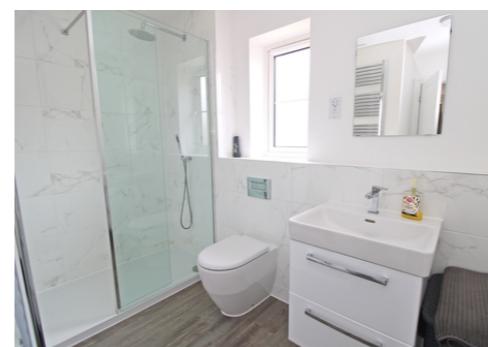
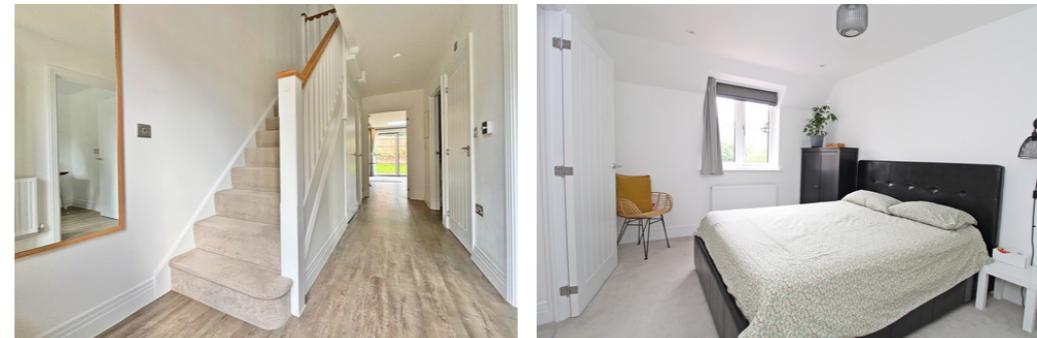
- "As good as new" - Detached family home
- Magnificent open plan kitchen/living room
- Three luxury bathrooms with two en suites
- Garage with through access to lovely garden
- Built by CALA Homes to high specification
- Four good bedrooms plus downstairs study
- Generous utility room and cloakroom
- Excellent Energy Efficiency rating (EPC B)

65 Roman Way, Beckenham BR3 3FH

Recently constructed detached family home with all the advantages of a new build property in great location for the popular Langley Park schools and Unicorn Primary. High specification finish and current owners have paid great attention to detail ensuring a buyer can move in and enjoy the well planned accommodation over three floors with the upgrade of fitted blinds and Hive central heating controls. Stunning open plan kitchen/living room with bi-fold doors to landscaped rear garden with extensive terrace. Utility room, spacious cloakroom and downstairs study, in addition to **FOUR BEDROOMS**, giving good space to work from home. Beautiful bathrooms including two en suites, full double glazing and gas central heating. Plot size affords driveway parking and attached garage with through access via electric front and rear doors facilitating easy access to wider garden with possible extra parking space.

Location

Accessed via Tiber Way, off South Eden Park Road by the Beckenham Park Care Home, 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. Local sporting facilities 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

5.69m max x 2.1m max (18'8" x 6'11") to include cupboard beneath stairs, large airing cupboard with pressurised hot water cylinder, radiator, wood finish vinyl flooring

Cloakroom

2.41m x 1.43m (7'11" x 4'8") Laufen white low level wc, wash basin, wall tiling, chrome heated towel rail, extractor fan, wood finish vinyl flooring

Study

2.4m x 2.1m (7'10" x 6'11") wood finish flooring, radiator beneath window to front

Utility Room

2.41m x 1.83m (7'11" x 6'0") quartz work surface with cupboards beneath plus space for washing machine and tumble dryer, stainless steel sink with mixer tap, wall tiling, radiator, wood finish flooring, extractor fan

Open Plan Kitchen/Living Room

5.89m max x 4.61m (19'4" x 15'1") large KITCHEN AREA with base cupboards and drawers beneath quartz work surfaces, stainless steel 1½ bowl sink with mixer tap, Siemens extractor hood above induction hob with stainless steel splashback, Siemens combination microwave with electric oven beneath, integrated fridge, freezer and dishwasher, contrasting eye level units, wall tiling, wood finish flooring, LIVING AREA with space for dining table, three radiators, ample space for sofas with bi-fold doors giving views and access to rear garden

First Floor

Landing

5.28m max x 2.1m max (17'4" x 6'11") to include stairs to second floor, radiator beneath window to front

Sitting Room

5.16m max x 3.35m max (16'11" x 11'0") radiator, windows to rear plus door with Juliet balcony

Bedroom 1

4.3m max x 3.09m max (14'1" x 10'2") includes triple wardrobe with sliding doors, hatch to loft, radiator beneath window to front

En Suite Shower Room

2.78m x 1.38m (9'1" x 4'6") plus recess by door, full width tiled shower cubicle, Laufen low level wc, wash basin with drawers beneath, shaver point, chrome heated towel rail, extractor fan, wood finish flooring, window to rear

Bedroom 3

3.11m x 2.4m (10'2" x 7'10") radiator beneath window to front

Family Bathroom

2.4m x 2.07m max (7'10" x 6'9") white bath with mixer tap and hand shower having hinged folding screen over, low level wc, wash basin with drawers beneath, wall tiling, chrome heated towel rail, shaver point, extractor fan, wood finish flooring

Second/Top Floor

Top Landing

2.13m max x 1.42m max (7'0" x 4'8") hatch to main loft

Bedroom 2

4.27m max x 2.86m max (14'0" x 9'5") plus recess into dormer, includes large wardrobe with sliding doors, radiator beneath window to rear

En Suite Shower Room

2.58m max x 1.67m max (8'6" x 5'6") large tiled shower cubicle with sliding door, low level wc, wash basin, wall tiling, chrome heated towel rail, shaver point, extractor fan, wood finish flooring, window to rear

Bedroom 4

3.56m max x 2.87m max (11'8" x 9'5") plus recess by door, radiator beneath window to front

Outside

Front Garden

off street parking in front of garage, water tap, external lighting beside canopied porch

Garage

6.01m x 3.14m (19'9" x 10'4") electrically operated up and over door with width of 2.44m (8'0") and internal height of garage 2.54m (8'4"), ample storage or space for car, wall mounted Logic System S18 boiler, power and light, electric charging point, electric roller door to rear offering through access to additional parking space/terrace and garden

Rear Garden

11.07m narrowing to 9.38m x 10.28m (36'4" to 30'9" x 33'9") full width paved terrace with area of lawn plus further paved sun trap to far corner, roller door to access to rear of garage, external power points and lighting, water tap, paved walkway beside property and paved side access to front by garage

Additional Information

Service Charge

paid by properties on Langley Court Development - £232 per year (to be confirmed)

Council Tax

London Borough of Bromley - Band G