

## Village Way, Beckenham, BR3 3NN

**£900,000 Freehold**

Well presented and spacious semi detached family home with wonderful views over Crease Park. Situated within easy reach of Beckenham High Street, shops, stations and good local schools. The property comprises 14'10 x 12' lounge. 24'3 x 11' double reception, fitted kitchen with integrated appliances and seating area, cloakroom, three bedrooms, family bathroom and separate WC to the first floor with the fourth bedroom and en suite shower room in the loft conversion. Externally is a 90' East facing rear garden with detached double garage to rear with further garden to front. Ideal family home in a excellent location.



### ENTRANCE HALL 15'7 x 7'3 (4.75m x 2.21m)



Double glazed front door with opaque glazed inserts and opaque double glazed stained glass window to side. Coving, radiator, tiled floor, cloaks cupboard and under stair cupboard.

### CLOAKROOM

Opaque double glazed window to side, part tiled walls and tiled floor. Wall mounted vanity wash hand basin with mono bloc mixer tap and concealed cistern low level WC.

### LOUNGE 15'6 x 12' into bay (4.72m x 3.66m into bay)



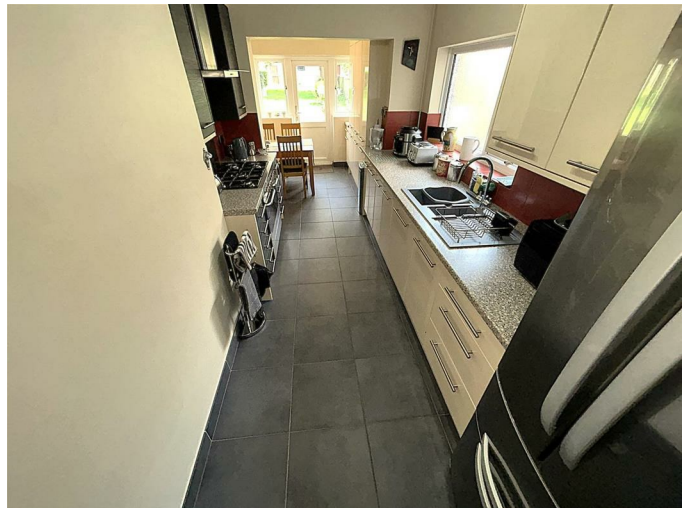
Double glazed bay window to front with fitted white plantation shutters, coving and radiator. Fireplace with wooden mantle and tiled hearth (sealed and unused).

### DOUBLE RECEPTION 24'3 x 11' (7.39m x 3.35m)



Double glazed sliding doors to rear, coving, two radiators, wall lights and gas feature fireplace with wood mantle and stone hearth.

### FITTED KITCHEN



Double glazed personal door and windows to rear and opaque double glazed window to side, chrome vertical radiator, coving and tiled floor. Range of modern wall and base units with granite effect worksurfaces over, composite 1.5 bowl slate grey sink with mixer tap and local tiling. Integrated five burner range cooker with brushed steel splashback and extractor hood over, integrated slimline dishwasher unit with space and plumbing for washing machine and tumble dryer and space for American style fridge freezer. Vaillant boiler in wall unit.

### LANDING

Opaque double glazed window to side.

### BEDROOM ONE 15'6 x 9'10 (4.72m x 3.00m)

Double glazed bay window to front, radiator, range of fitted wardrobes to one wall with vanity area and drawer unit in bay.



**BEDROOM TWO 14' x 10' to wardrobes (4.27m x 3.05m to wardrobes)**

Double glazed window to rear, radiator, fitted wardrobes either side of chimney breast and two sets of full height double wardrobes with mirrored sliding doors.

**BEDROOM THREE 10'7 x 8'1 (3.23m x 2.46m)**

Double glazed window to rear and radiator.

**FAMILY BATHROOM 7'1 x 6' (2.16m x 1.83m)**



Opaque double glazed window to front, fully tiled walls and floor, extractor fan and chrome ladder towel warmer. Panel bath with wall mounted controls, hand wand, overhead shower and screen. Wash hand basin with mono bloc mixer tap inset into vanity unit with storage below.

**SEPARATE WC**

Opaque double glazed window to side, concealed cistern low level WC, half tiled walls and tiled floor.

**LANDING**

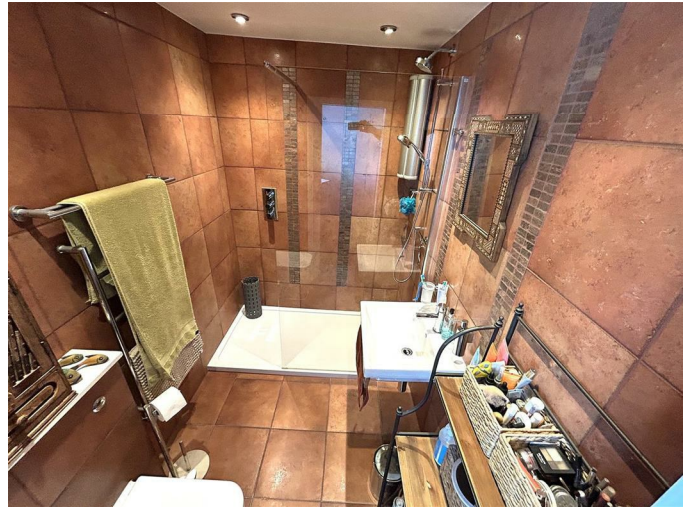
Opaque double glazed window to side.

**BEDROOM FOUR 15'1 x 10'9 (4.60m x 3.28m)**



Double glazed window to rear with fitted white plantation shutters, built in and fitted wardrobes.

**EN SUITE SHOWER ROOM 7'2 x 5'2 (2.18m x 1.57m)**



Fully tiled walls and floor, extractor fan, chrome ladder towel rail and concealed cistern low level WC. Double shower with wall mounted controls, hand wand, overhead shower and screen. Wall mounted wash hand basin with mono bloc mixer tap.

**FRONTAGE**



Laid lawn to either side of central path with mature shrub borders and path to side access gate.

## **REAR GARDEN 90' approx (27.43m approx)**



Private East facing rear garden with patio area, side access gate, path to rear with large laid lawn area and mature tree and shrub borders.

### **DETACHED GARAGE**

Detached double garage to rear accessed via side road with two up & over doors, power, light and personal door to garden.

### **TOTAL FLOOR AREA**

The internal area as per the Energy Performance Certificate is 147sqm (Approx. 1582sqft)

### **COUNCIL TAX BAND 'E'**



Floor Plan

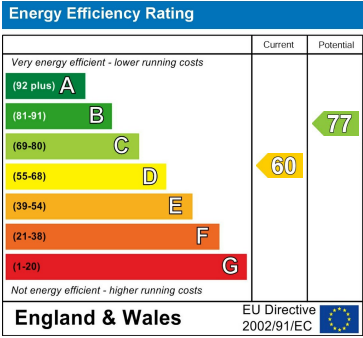


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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