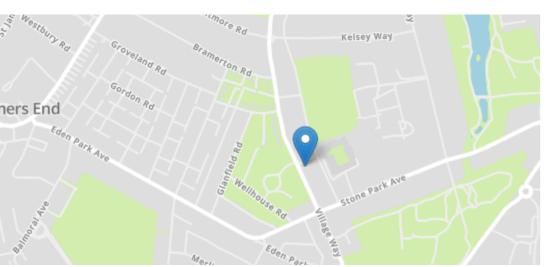
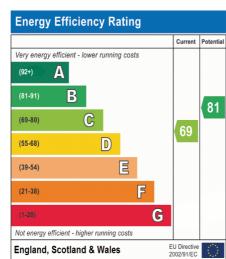
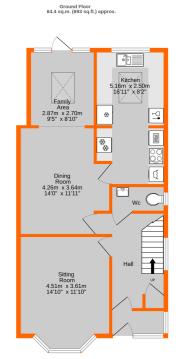
Beckenham Office

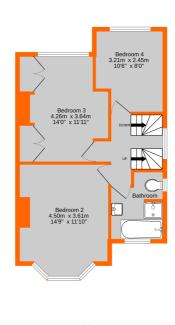
- 102-104 High Street, Beckenham, BR3 1EB
- **200 8650 2000**
- beckenham@proctors.london





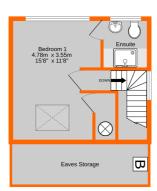








TOTAL FLOOR AREA: 138.7 sq.m. (1493 sq.ft.) approx.



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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Viewing by appointment with our Beckenham Office - 020 8650 2000

231 Village Way, Beckenham, Kent BR3 3NN

£900,000 Freehold

- Extended semi-detached house
- Four bedrooms, two bathrooms
- Two/Three receptions
- Fitted kitchen

- Great location for schools
- Chain free
- Gas central heating & double glazing
- Garden & large workshop

102-104 High Street, Beckenham, BR3 1EB

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231 Village Way, Beckenham, Kent BR3 3NN

This 1930's built semi-detached family home has been well maintained over the years having been extended to the rear and a loft conversion provides neutrally decorated extensive, adaptable accommodation providing a flexible living space, arranged over three floors. There is a separate sitting room, useful cloakroom and the dining room opens onto the family room, the fitted kitchen is extended as well. To the first floor are three bedrooms, bathroom whilst the loft conversion provides the main bedroom and en-suite shower room to the top floor. Benefits include, solid wooden topped laminate floors, fitted carpets, sealed unit double glazed replacement windows and gas radiator central heating. Outside there are gardens front and rear, the rear in excess of 100' deep, mature with terracing, together with a large purpose built workshop ideal for a number of uses.

Location

Situated in the section of Village Way between Crease Park and the traffic lights within half a mile of Beckenham High Street, found at the end of Village Way, with its extensive shopping, bars, restaurants, gyms and cinema with Croydon Road Recreational Ground en-route. Bus services run along Village Way, the nearest Station being Eden Park (Charing Cross and DLR connection at Lewisham and London Bridge) Harvington playing fields together with local shops and at the Chinese garage roundabout and Kelsey Park. Beckenham Junction Station is a mile away (London Victoria and London Bridge) with Tramlink to Croydon and Wimbledon, the area is well served by schools for all ages including Harris Kelsey and Langley











Ground Floor

Porch

enclosed sealed unit double glazed entrance door with glazed inserts

Hall

built-in storage cupboard, great under stairs pull-out storage units concealing gas/electric meters and fuse box, window to side

Cloakroom

white suite of wall mounted wash basin with mixer tap and cupboard below, toilet, part tiled walls, window to side, extractor fan, tiled floor

itting Room

 $4.51 m \times 3.61 m$ (14' 10" x 11' 10") bay to front, coved cornice, wall panels, three wall light points

Dining Room

4.26m x 3.64m (14' 0" x 11' 11") opening onto

Family Room

 $2.87m \times 2.70m (9' 5" \times 8' 10")$ door and windows onto garden, vaulted ceiling with inset Velux roof window

Extended Kitchen

5.16m x 2.50m (16' 11" x 8' 2") fitted with base cupboards, drawers and wall cupboards, pelmet lights, worktops, ceramic hob, double oven, extractor hood, space and plumbing for washing machine and dishwasher, fridge/freezer recess, part tiled walls and tiled floor, stainless steel





and half bowl sink unit with flexi mixer tap and spray, windows to rear, vaulted ceiling and Velux window, downlights

Stairs to

First Floor

Landing

window to side, stairs to top floor

Bedroom 2

 $4.50 \mathrm{m} \times 3.61 \mathrm{m}$ (14' 9" x 11' 10") bay to front with views toward Crease Park, coved cornice

Bedroom 3

4.26m x 3.64m (14' 0" x 11' 11") window to rear, range of wardrobes, cupboard and drawers along one wall which incorporates dressing table unit

Bedroom 4

3.21m x 2.45m (10' 6" x 8' 0") window to rear, picture rail

Bathroom

white suite comprising bath with mixer tap and hand spray, separate glazed shower, wash basin inset to vanity surface with cupboard below, window to front, partly tiled walls and tiled floor, toilet, window to side, extractor fan, downlights

Stairs to

Top Floor





Landing

window to side

Bedroom 1

4.78m x 3.55m (15' 8" x 11' 8") window to rear with views, Velux to front, real wooden laminate flooring, eaves storage houses Vaillant boiler, further cupboard houses hot water cylinder

En-Suite

white suite of double shower, fully tiled walls, glazed sliding door to front, pedestal wash basin and toilet, tiled walls and floor, window to rear, downlights, extractor fan, chrome heated towel rail

Outside

To the Front

artificial lawn, steps lead up to flower and shrub beds, side gate access to rear garden

Rear Garden

100' deep, full width paved sun terraces, slope up to further paved areas, flower and shrub beds, artificial lawn, outside tap, bin/BBQ storage, pear and plum tree, purpose built workshop, ideal for a number of uses, timber framed, door and window, door to access drive, power and light, 'garage' double door access, range of shelved storage along one wall, further side gate access to rear access drive