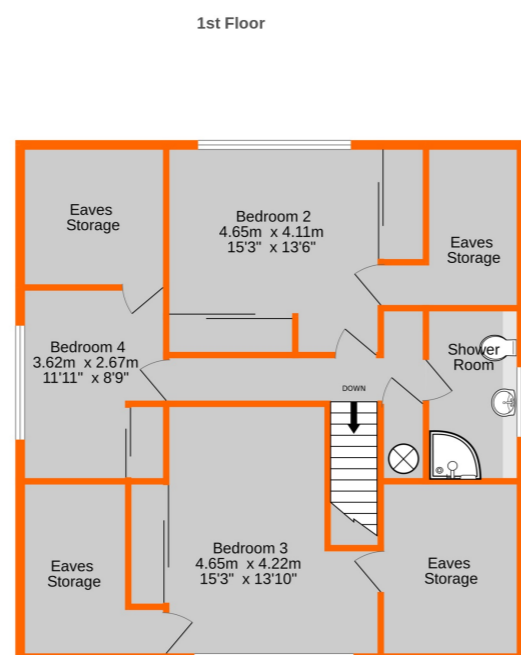
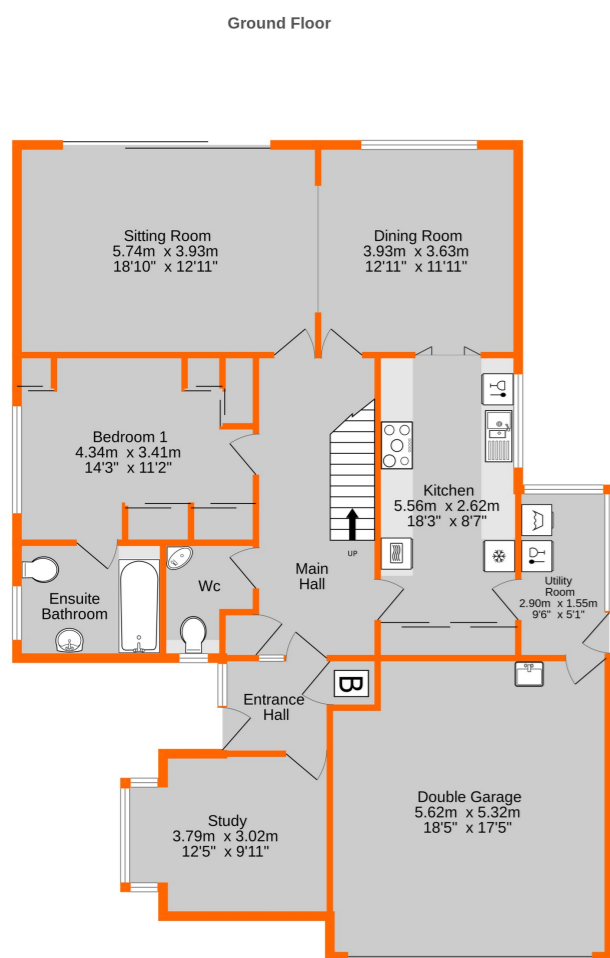


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage & Eaves Storage Sq.M Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 224.2 sq.m. (2413 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



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

3 Little Acre, (off Manor Way), Beckenham, Kent BR3 3ST

£1,000,000 Freehold

- Wonderful location off Manor Way
- Sunny and secluded established garden
- Large study, sitting room and dining room
- Three bedrooms upstairs plus shower room
- Detached chalet bungalow near Kelsey Park
- Neatly presented with some work needed
- Ground floor main bedroom and en suite
- Double garage and ample parking

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



3 Little Acre, (off Manor Way), Beckenham, Kent BR3 3ST

Proctors Park Langley offers for sale this neatly maintained chalet-style detached property in small cul-de-sac off Manor Way, one of the best residential roads in Beckenham with easy access to the High Street. The property offers spacious accommodation with delightful WESTERLY GARDEN enjoying the best of the afternoon sunshine. Ground floor provides THREE RECEPTION ROOMS including good size study and sitting room open plan to dining room across rear of house. There is also a kitchen leading to a utility room with door to DOUBLE GARAGE. The house offers FOUR GENEROUS BEDROOMS with a large double bedroom and en suite bathroom on the ground floor. Three further bedrooms off landing plus well appointed shower room. Extensive driveway provides ample parking and property has sealed unit double glazing. With generous accommodation and considerable storage, this property is offered with VACANT POSSESSION and could easily suit downsizers or a younger family.

Location

Situated in a small cul-de-sac off Manor way, which is regarded as one of the best residential roads in Beckenham. Beckenham High Street is approximately half a mile away and popular local shops will also be found on Wickham Road, by the Park Langley roundabout. There is easy road access to the M25 and 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 local sports clubs include David Lloyd, Langley Park Golf Club and Park Langley Tennis Club.



Ground Floor

Entrance Hall

2.2m x 1.74m (7'3 x 5'9) double glazed panel beside front door, deep cupboard housing Johnson & Starley gas fired heater for warm air heating

Study

3.79m x 3.02m (12'5 x 9'11) having wide square bay with double glazed windows overlooking front garden

Main Hall

5.62m x 2.28m (18'5 x 7'6) to include staircase with coat cupboard under????

Cloakroom

1.83m max x 1.67m max (6'0 x 5'6) well appointed with white low level wc having concealed cistern and large corner wash basin with mixer tap, tiled walls, double glazed window to front

Sitting Room

5.74m x 3.93m (18'10 x 12'11) wall light points, wide double glazed patio door providing access to terrace and delightful views over garden, open to

Dining Room

3.93m x 3.63m (12'11 x 11'11) large double glazed window to rear overlooking garden, folding double doors to

Kitchen

5.56m x 2.62m (18'3 x 8'7) to include full height built-in cupboard to end wall providing considerable storage with mirrored sliding doors, range of base cupboards and drawers including deep pan drawers beneath work surfaces plus dishwasher, inset 1½ bowl single drainer stainless steel sink with mixer tap, Elica cooker hood above 4-ring ceramic hob, wall tiling, eye level cupboards, space for upright fridge/freezer, double glazed window to side, door to

Utility Room

2.90m x 1.55m (9'6 x 5'1) space for washing machine, second dishwasher and further large upright fridge/freezer, door to garage, double glazed windows to side and rear plus door to side

Bedroom 1

4.34m x 3.41m (14'3 x 11'2) to include good range of fitted wardrobes with high level cupboards above and further high level cupboards above recess for bed, double glazed window to side

En Suite Bathroom

2.54m x 1.82m (8'4 x 6'0) well appointed with white shower bath having mixer tap plus hinged screen and Aqualisa built-in shower over, pedestal wash basin with mixer tap and low level wc, tiled walls, chrome heated towel rail, downlights, double glazed window to side

First Floor

Landing

4.72m x 0.94m (15' 6" x 3'1) hatch to loft, deep airing cupboard having slatted shelves in front of insulated hot water cylinder

Bedroom 2

4.65m max x 4.11m (15'3 x 13'6) to include large built-in double wardrobe to end wall beside full height door to useful eaves storage, further large fitted triple wardrobe providing considerable storage, double glazed window to rear overlooking garden

Bedroom 3

4.65m max x 4.42m (15'3 x 14'6) to include large built-in triple wardrobe, full height doors providing access to two areas of eaves storage, double glazed window to front

Bedroom 4

3.62m x 2.67m (11'11 x 8'9) to include built-in double wardrobe, full height door to eaves storage, double glazed window to side

Shower Room

3.09m x 1.87m (10'2 x 6'2) well appointed with large shower cubicle having sliding door and built-in Aqualisa shower, base unit to one wall providing cupboards and drawers with inset sink having mixer tap, white low level wc with concealed cistern, wall tiling, wall cabinet with mirrored door and further storage cupboard, Dimplex electric heater, tiled floor, double glazed window to side

Outside

Front Garden

extensive brick driveway providing parking for five or more cars, path to front door, borders including established shrubs and plants

Double Garage

5.62m max x 5.32m max (18'5 x 17'5) with electrically operated roller shutter door, wall units, light and power, gas meter and trip fuses, door to utility room

Rear Garden

about 26m x 17.3m (85ft x 57ft) large paved terrace to rear of house enjoying the best of the afternoon sunshine with westerly aspect, paved path leading to gate to front garden beside garage with outside water taps, large additional paved area to far side of house and Breeze House style gazebo, pond beyond terrace with pebbled surround, garden then laid to lawn with established borders and trees to rear boundary plus timber built shed

Additional Information

Council Tax

London Borough of Bromley - Band G

