
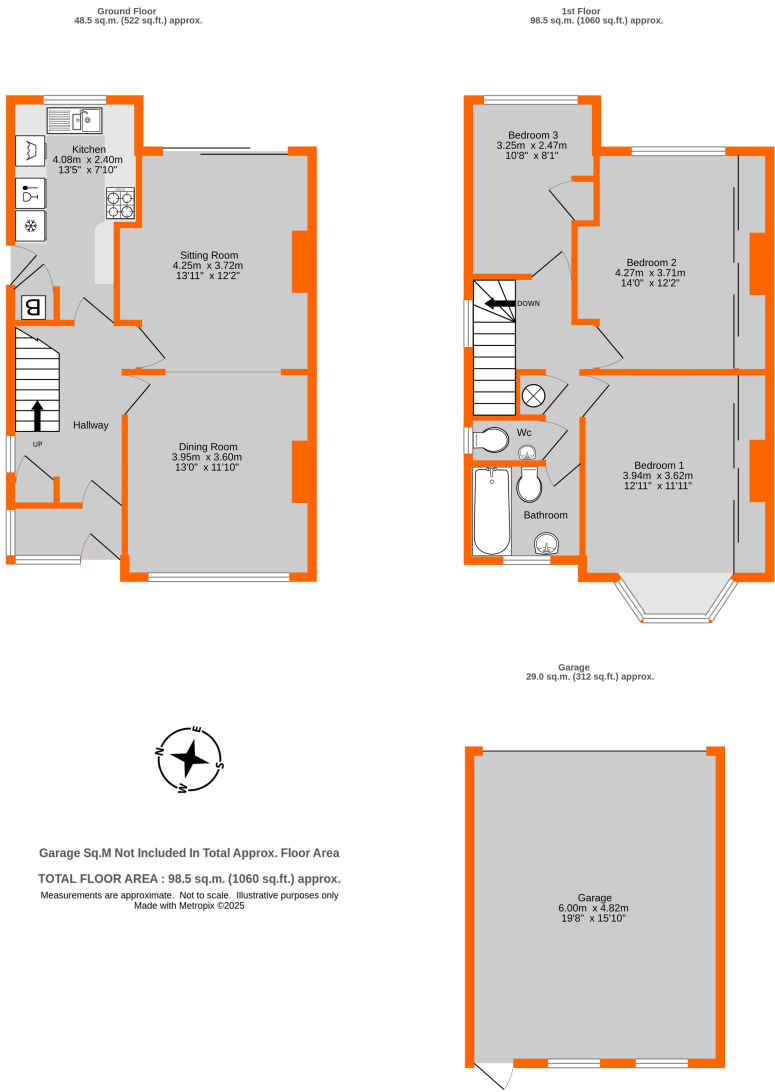


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Viewing by appointment with our Beckenham Office - 020 8650 2000

169 Village Way, Beckenham, Kent BR3 3NN

£735,000 Freehold

- 1930's characterful semi-detached house
- Fitted kitchen/breakfast room
- Double garage
- Bright open plan, two reception rooms
- Gas central heating & double glazing
- Re-modelled bathroom
- Three good sized bedrooms
- Great for schools, parks & transport

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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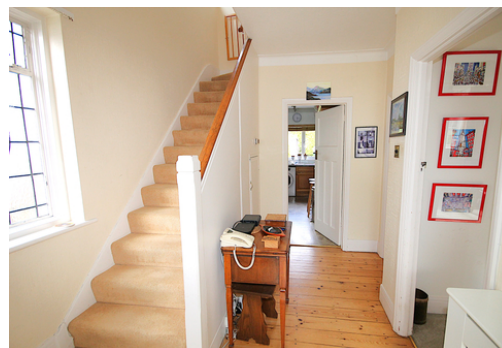
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169 Village Way, Beckenham, Kent BR3 3NN

This attractive semi-detached characterful home having been lovingly cared for and updated by the current vendor offers great family accommodation. From the spacious hall are the two reception rooms now opened up to provide a through living room, currently with the dining room to the front and the sitting room with fireplace to the rear with doors onto the garden. There is a fitted kitchen/breakfast room, three good size bedrooms and re-modelled bathroom, outside a particular feature is the garden, mature well stocked and in excess of 130' deep with double garage at the bottom with an electric remote door for ease of access.

Location

Situated in the section of Village Way between Crease Park and Beck Way 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



Ground Floor

Porch

double glazed porch, quarry tiled floor, replacement double glazed entrance door to

Entrance Hall

stripped wooden floor, coved cornice, original stained glass leaded light window to side, built-in coats cupboard, under stair cupboard houses gas and electric meter and renewed fuse box

Dining Room

3.95m x 3.60m (13' 0" x 11' 10") sealed unit double glazed windows to front, coved cornice, opening to

Sitting Room

4.25m x 3.72m (13' 11" x 12' 2") separate door from hall (formally two reception rooms both with own doorways from hall) glazed sliding doors onto garden, working fireplace with tiled slips, wooden surround and granite tiled hearth

Kitchen/Breakfast Room

4.08m x 2.40m (13' 5" x 7' 10") windows to rear, glazed door to side, units comprise base and wall cupboards, drawers and worktops with inset one and a half bowl sink unit with mixer tap, inset 4 ring gas hob, canopied extractor over, oven under, plumbing and space for washing machine and dishwasher, breakfast bar, partly tiled walls, tiled floor, integrated fridge/freezer, cupboard houses Potterton wall mounted gas boiler



Staircase to

First Floor

Landing

window to side, shelved airing cupboard houses hot water cylinder, stripped wooden floor, trap to loft with electric light and partly boarded

Bedroom 1

3.94m x 3.62m (12' 11" x 11' 11") orial bay to front, range of wardrobes along one wall with shelves, hanging space and mirror fronted sliding doors

Bedroom 2

4.27m x 3.71m (14' 0" x 12' 2") window to rear, range of wardrobes along one wall with shelves and hanging space, mirror fronted sliding doors

Bedroom 3

3.25m x 2.47m (10' 8" x 8' 1") window to rear, built-in shelved storage

Bathroom

re-modelled white suite, enclosed panel bath with mixer tap, separate shower with glazed screen, fully tiled walls, vanity full width surface with inset washbasin and mixer tap, cupboards below, toilet, chrome towel rail, tiled floor, downlights, wall mirror, window to front

Separate Toilet

window to side, toilet, wall mounted wash basin



Outside

To the front

lovely mature front garden, laid to lawn, flower/shrub beds and trees, side gate access to rear

Rear Garden

130' deep and a particular feature, laid to lawn, mature flower/shrub beds, raised timber decked terrace and shed, outside tap, gated access to side of garage

Detached double pre cast garage

6.00m x 4.82m (19' 8" x 15' 10") electric up and over door to front, door and window to rear, power and light

Agents Note

Council Tax
London Borough of Bromley - Band E
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
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