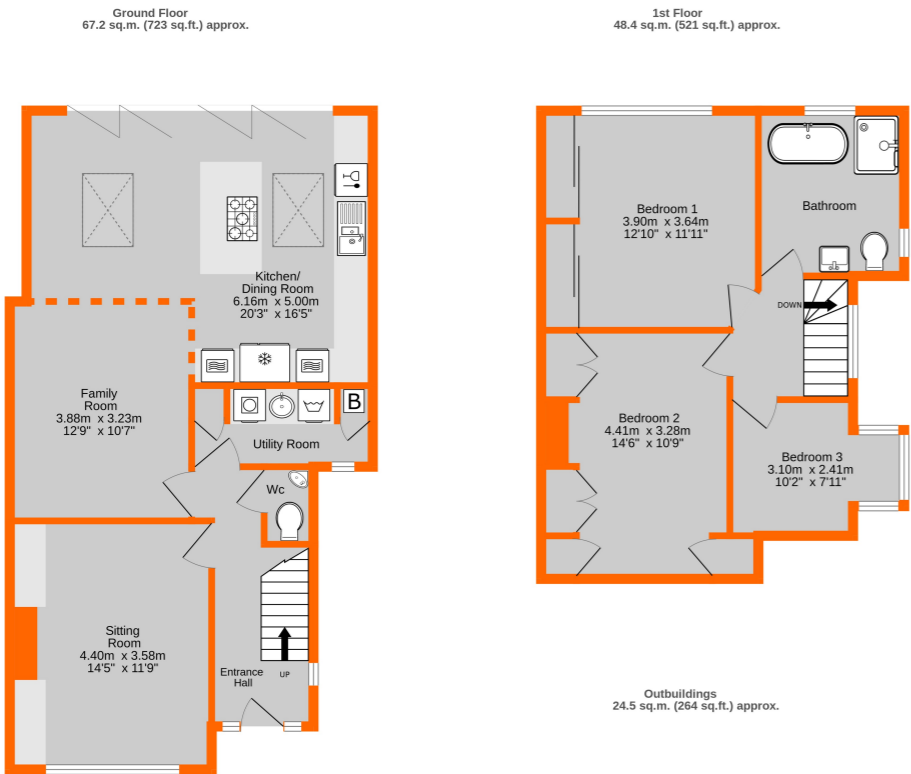


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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

## 37 Beck Way, Beckenham BR3 3JX

### £795,000 Freehold

- End of terrace with updated accommodation
- Extended to provide open plan living space
- Separate utility room and cloakroom off hall
- Double glazing and plantation shutters
- Convenient to access central Beckenham
- Large kitchen/dining room with bi-fold doors
- Three bedrooms plus excellent family bathroom
- Plot width gives garden space beside house

**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 fee 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.  
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37 Beck Way, Beckenham BR3 3JX

Attractively modernised end of terrace family home with rear extension, on wide corner plot allowing additional terrace space beside the house. Stunning fitted kitchen/dining room and open plan to family room to rear, creating a wonderful space for everyday living or entertaining with full width bi-fold doors to garden. Attractive sitting room off entrance hall plus cloakroom and separate utility room. Three good size bedrooms on first floor plus large family bathroom including freestanding bath and separate shower. Well maintained garden has garage/outbuilding to rear with scope for gym/office as well as parking a car with gated access from Village Way. Delightful open westerly aspect to side boundary gives plenty of afternoon and evening sunshine with leafy views from the kitchen/dining room in the summer months.

Location

This property is at the top of Beck Way with easy access via Village Way to Beckenham High Street, approximately half a mile away. From Beckenham Junction there are trains to Victoria and The City plus trams to Croydon and Wimbledon. Alternatively, Eden Park and Clock House stations are both less than a mile away with trains to Charing Cross and London Bridge. Crease Park and Beckenham Recreation Ground are in the vicinity and an entrances to Kelsey Park will be found on Stone Park Avenue or Manor Way. The popular Langley Park Secondary Schools and new Primary as well as Unicorn Primary School and Harris Academy are within circa a mile.



Ground Floor

Entrance Hall

4.78m x 1.8m (15'8 x 5'11) includes cupboard beneath stairs, radiator, windows beside and above front door plus porthole window to side

Cloakroom

white low level wc and wash basin with mixer tap, wood finish flooring, downlight and extractor

Family Room

3.88m x 3.23m (12'9 x 10'7) part of a wonderful open plan living space to rear of the property, radiator, wood finish flooring

Open Plan Kitchen/Dining Room

6.16m max x 5.00m max (20'3 x 16'5) base cupboards and integrated dishwasher beneath quartz work surface with inset 1½ bowl sink and mixer tap, inset Neff Induction hob to quartz island unit extending to breakfast bar with large drawers, cupboard and wine cooler beneath, built in Neff electric oven and combination microwave plus warming drawer, further cupboards and space for American style fridge/freezer, wall tiling, eye level cupboards, wood finish flooring extending to DINING AREA providing ample space for table with upright radiator, two rooflights and full width double glazed bi-fold doors to garden

Utility Room

3.17m x 1.26m (10'5 x 4'2) circular stainless steel sink and mixer tap set into work surface with cupboard beneath plus space for washing machine and tumble dryer, wall tiling, eye level cupboards, pair of full height cupboards with one concealing Ideal gas boiler, wood finish flooring, double glazed window to front

Sitting Room

4.4m x 3.58m max (14'5 x 11'9) includes base cupboards either side of chimney breast with cast iron fireplace having tiled inserts, display shelves, radiator, large double glazed window to front with plantation shutters

First Floor

Landing

2.18m x 2.12m max (7'2 x 6'11) includes stairs, hatch with ladder to loft, double glazed window to side

Bedroom 1

3.9m max x 3.64m max (12'10 x 11'11) includes full length of fitted wardrobes with sliding doors, radiator beneath double glazed window to rear with plantation shutters

Bedroom 2

4.41m max x 3.28m max (14'6 x 10'9) includes fitted double wardrobe either side of chimney breast, display shelf, two original built in cupboards, radiator beneath double glazed window to front with plantation shutters

Bedroom 3

3.1m max x 2.41m max (10'2 x 7'11) radiator, original porthole window plus double glazed square bay window to side with plantation shutters

Fabulous Bathroom

2.7m x 2.68m (8'10 x 8'9) white freestanding bath, large walk in shower with glazed screens, low level wc, wash basin with mixer tap having deep drawers beneath, tiled walls, heated towel rail, tiled floor, downlights, extractor, double glazed window to rear with plantation shutters plus additional double glazed window to side

Outside

Front Garden

areas of lawn and borders beside path to front door and to gate accessing garden

Garage

6.25m max x 4.5m max or 3.53m (20'6 x 14'0 or 11'7) double doors approached via rear access having electrically operated gate onto Village Way for additional security, deepest part of garage provides space to park a vehicle plus additional area having double glazed doors to garden that could be used as a gym or for storage with light and power

Rear Garden

about 20.1m x 9.85m max (66ft x 32ft) with garage to far end having compost area to rear, paved terrace accessed via bi-fold doors and extending to area beside house 10.1m x 3.05m (33'2 x 10'0) having outside tap, gate to front garden, timber shed and space for storing bins out of sight, beyond main terrace garden laid to lawn with attractive borders, paved pathway to large outbuilding/garage

Additional Information

Council Tax

London Borough of Bromley - Band E  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)