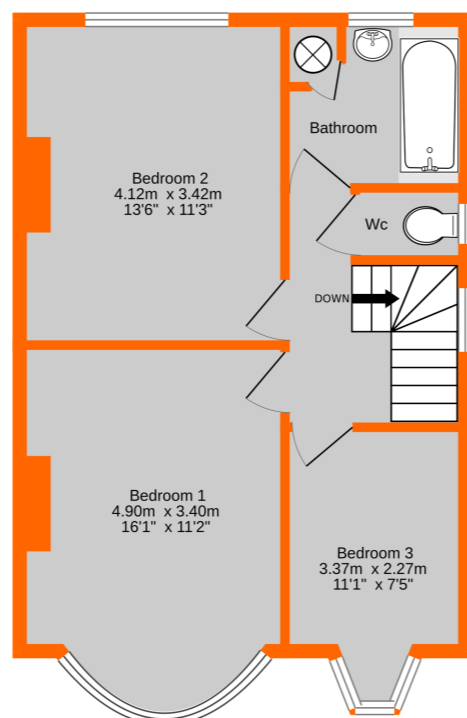
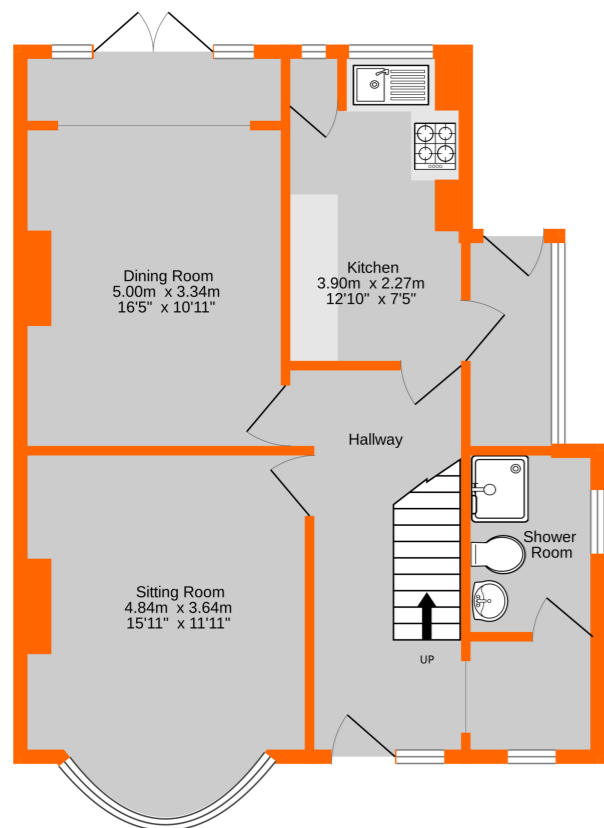


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
59.7 sq.m. (642 sq.ft.) approx.

1st Floor
45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA : 105.5 sq.m. (1136 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

27 Village Way, Beckenham, Kent BR3 3NA

£775,000 Freehold

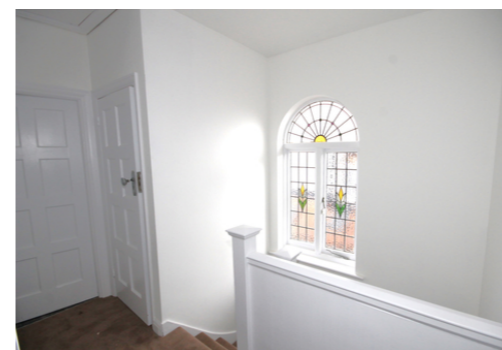
- Three bedroom 1930s semi-detached house
- Central heating & double glazing
- 15'11" x 11'11" sitting room
- Very central location
- Bathroom with original bath & tiling
- Redecorated & new flooring
- Dining room with double doors to garden
- 60' rear garden & garage

27 Village Way, Beckenham, Kent BR3 3NA

This 'chain free' 1930s built slightly extended three bedroom semi detached house comes to the market in good decorative order, offers larger than average accommodation and is well located for Beckenham Junction Railway Station and the High Street only metres away. There are two spacious reception rooms, the dining room having double doors to the rear garden, the kitchen is in need of modernisation, the incoming purchaser may well choose to knock through to the dining room to create an open plan kitchen/family room, subject to obtaining the necessary planning consents. There is a rear lobby off the kitchen and the hall has been extended to provide a shower room. The central heating has a brand new boiler as well as new vinyl stripped wooden effect floor coverings to the ground floor and new carpet to the first floor. On the first floor you will find the three bedrooms and delightful bathroom which has the original bath and fabulous original tiles, there is also a separate toilet. Outside there is a rear garden some 80' in length with garage beyond.

Location

Located within 100 meters of Beckenham High Street with its range of shops, cafes, restaurants and bars. Beckenham Junction Railway Station (services to Victoria and The City) along with tramlink services to Croydon and Wimbledon. Clock House Station (services to Charing Cross and DLR connection at Lewisham for Canary Wharf) is also 0.6 of a mile away. There are bus services along Villager Way and numerous parks and schools for all ages



Ground Floor

Entrance Porch

canopied, front door to

Entrance Hall

obscure windows to front, under stairs cupboard houses gas/electric meters and fuse box

Shower Room

obscure windows to side, shower cubicle, pedestal wash basin, toilet, tiling to two walls, extractor fan

Sitting Room

4.84m x 3.64m (15' 11" x 11' 11") bay window to front

Dining Room

5.00m x 3.34m (16' 5" x 10' 11") windows to rear and glazed double doors to garden, original tiled fireplace, coving

Kitchen

3.90m x 2.27m (12' 10" x 7' 5") windows to rear, fitted with a range of units comprising stainless steel single drainer sink with mixer tap and cupboards and drawers under, working surface to two walls with cupboards and drawers under, built-in 4 ring gas hob, eye level cupboards to one wall, original

built-in larder and range recess, brand new Vaillant gas fired boiler for central heating and hot water, half tiled walls, plumbing for washing machine, door to

Lobby

windows to side, door to garden

First Floor

Landing

original leaded light stained glass window to side, access to loft

Bedroom 1

4.90m x 3.40m (16' 1" x 11' 2") bay window to front, coving

Bedroom 2

4.12m x 3.42m (13' 6" x 11' 3") windows to rear

Bedroom 3

3.37m x 2.27m (11' 1" x 7' 5") bay window to front

Bathroom

windows to rear, enameled original drop side cast iron bath with mixer tap and shower attachment, replaced pedestal wash basin, chrome heated towel rail with inset radiator, built-in airing cupboard housing hot water tank and shelving, tiling to four walls

Toilet

obscure window to side, matching toilet, half tiled walls

Outside

To the Front

area of front garden laid to lawn with shrub beds

Garden

crazy paved patio area, laid to lawn, outside tap, timber shed, side gate access, walled/fenced to boundary

Garage

to rear, accessed via shared gated driveway to side of the house, with up and over door, personal door to garden

Council Tax

Band G

