

FOR SALE

£500,000

Hayne Road, Beckenham, BR3



A modern two double bedroom apartment with two bathrooms, allocated off street parking, private balcony and communal garden, ideally located between Beckenham Junction and Clock House stations and offered with a 'Share of Freehold'.

This beautifully presented two double bedroom top floor apartment offers bright and spacious living, set at the rear of an attractive 2018 purpose built development with a peaceful, leafy outlook over a communal garden and mature trees from a private balcony.

Finished to a high standard throughout, the contemporary open plan kitchen and spacious living area is a standout feature, complete with sleek high gloss cabinetry, stone worktops which offer a breakfast bar and fully integrated Bosch appliances. The apartment also offers a generously sized master bedroom benefits from a full wall of fitted wardrobes and a modern ensuite shower room, second double bedroom and stylish main bathroom. Further benefits include a large hallway, underfloor heating, valid builders warrantee, secure entry system and an allocated off street parking space.

The property is situated in close proximity to Clock House and Beckenham Junction stations making commuting into Central London quick and easy, while Beckenham High Street with its variety of local amenities make this an excellent location. With a share of freehold, this apartment combines modern design with a tranquil setting and early viewing are highly recommended.

- Share of Freehold
- Two Double Bedrooms
- Large Open Plan Kitchen
- Underfloor Heating
- Balcony
- Allocated Off Street Parking
- Communal Garden
- EPC Rating B

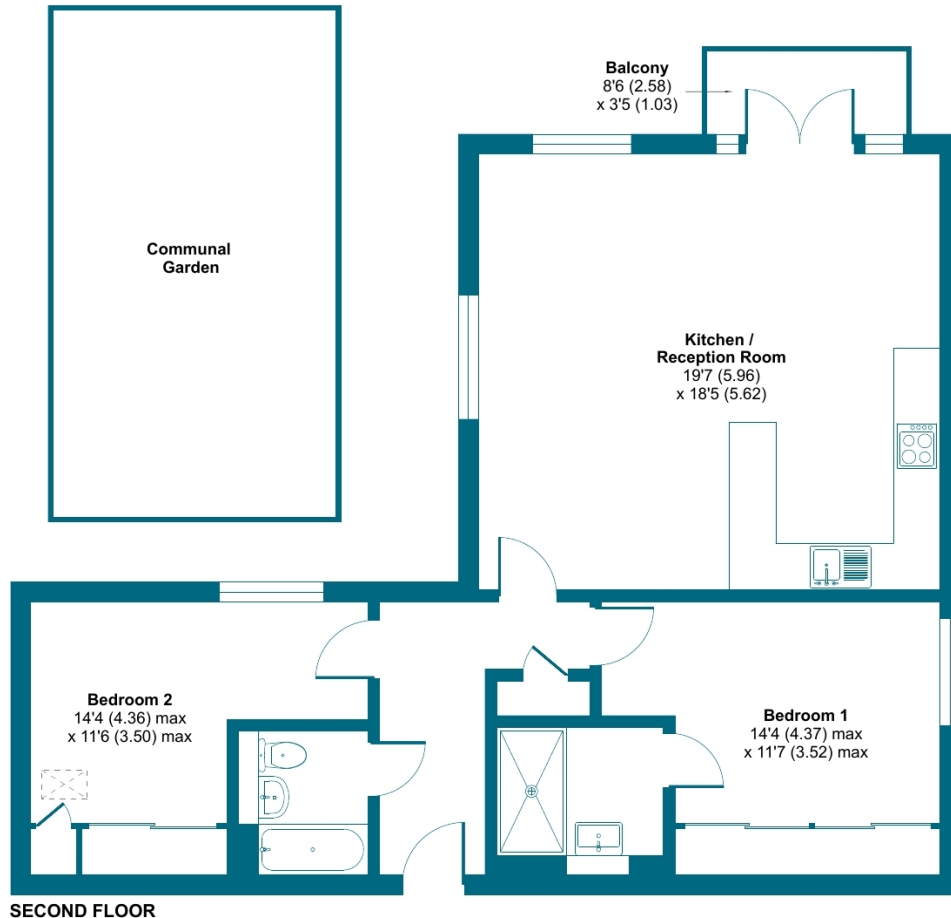




L'ancresse Villas, Hayne Road, Beckenham, BR3

Approximate Area = 815 sq ft / 75.7 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Grafton Estate Agents. REF: 1283000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	