# Beckenham Office

🔞 102-104 High Street, Beckenham, BR3 1EB

020 8650 2000

beckenham@proctors.london



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



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**Energy Efficiency Rating** 

Very energy efficient - lower running costs (92+) A (81-91) B

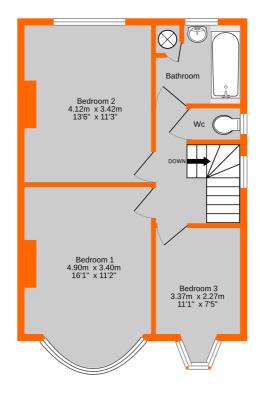
(69-80)

(55-68)

PROCTORS

Current Pot

Dining Room 5.00m x 3.34m 165" x 1011" Hallway Hallway Sitting Room 4.84m x 3.64m 1511" x 1111"



(+)

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



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. For further details please visit our website - www.proctors.london

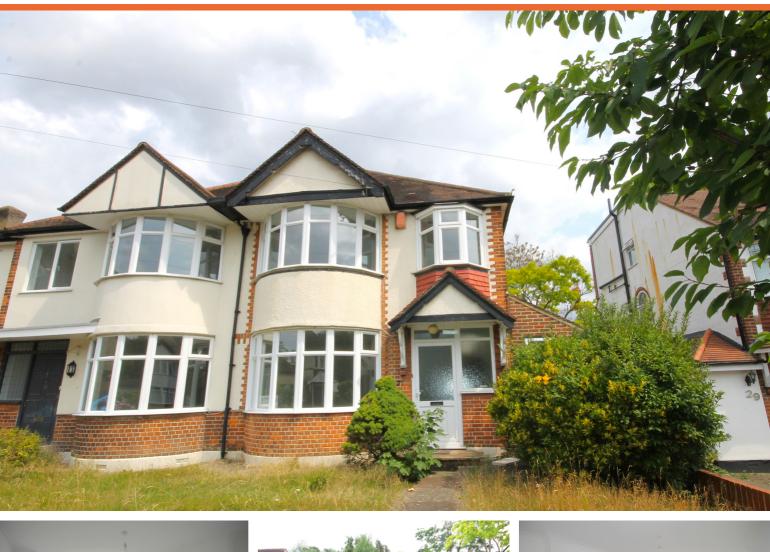


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Viewing by appointment with our Beckenham Office - 020 8650 2000

# 27 Village Way, Beckenham, Kent BR3 3NA Offers Over £700,000 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

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George Proctor & Partners trading as Proctors

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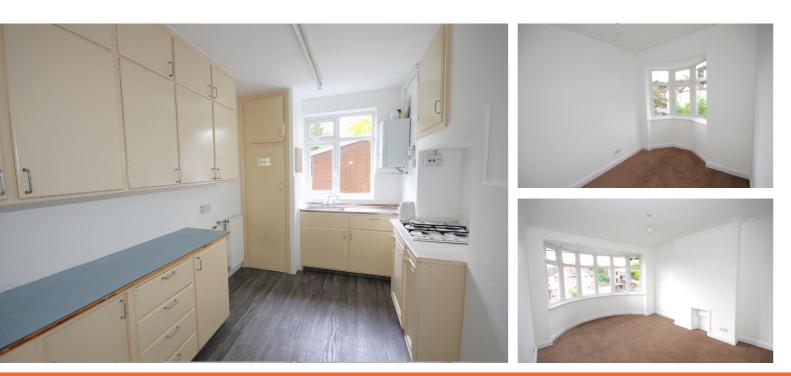


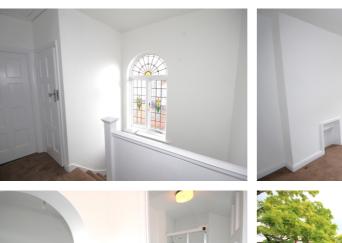
# 27 Village Way, Beckenham, Kent BR3 3NA

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

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

to front

#### Bathroom

windows to rear, enameled original drop side cast iron bath with mixer tap and

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original leaded light stained glass window

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



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