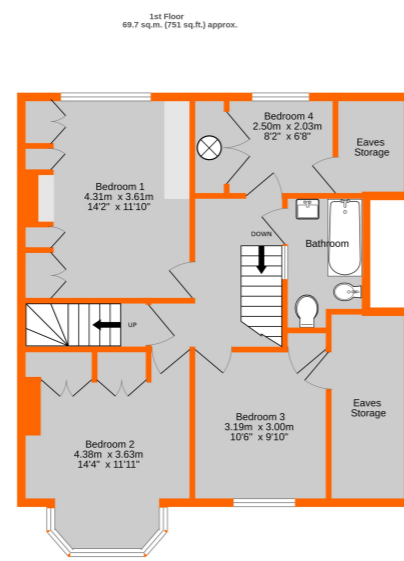
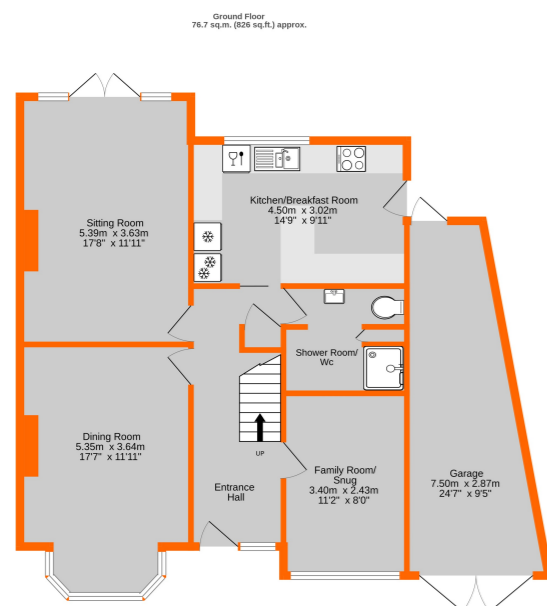
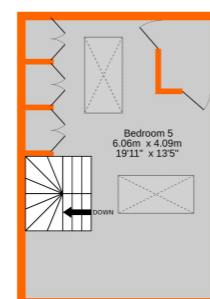


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



2nd Floor  
24.8 sq.m. (267 sq.ft.) approx.



Garage & Eaves Storage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 171.3 sq.m. (1843 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



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

## 44 Greenways, Beckenham, Kent BR3 3NQ

### £1,100,000 Freehold

- Popular semi detached house with loft room
- Enjoying easy access to central Beckenham
- Well appointed kitchen/breakfast room
- Bathroom and downstairs shower room
- Great location in vicinity of Kelsey Park
- Three reception rooms off entrance hall
- Attractive wood floors and double glazing
- Ample parking and garden with west aspect

**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 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](http://www.proctors.london)



## 44 Greenways, Beckenham, Kent BR3 3NQ

Delightful semi detached house, available via our PARK LANGLEY OFFICE, with extra accommodation including additional bedroom in loft plus garage conversion providing family room/snug and shower room, incorporating original cloakroom off the hall. Four bedrooms on first floor with Bedroom 4 used as a study plus bathroom and door concealing staircase to top floor. Lovely dining room, sitting room and family room/snug with attractive wood flooring plus fitted kitchen/breakfast room. Beautifully presented with some scope for updating, including the bathroom, but the windows have been replaced with double glazing and there is a further garage beside the house with great space for storage. With generous accommodation for a family, this property also has an attractive garden enjoying the afternoon sunshine and parking for several cars, situated on one of the most desirable roads near central Beckenham.

### Location

Greenways is accessed from Uplands, off Village Way or from the popular Manor Way, opposite an entrance to Kelsey Park. Beckenham High Street is within a quarter of a mile offering extensive restaurants and shops. From Beckenham Junction station, about half a mile away, there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. Clockhouse station is approximately three quarters of a mile away with trains to London Bridge and Charing Cross, whilst bus routes run along Village Way.



### Ground Floor

#### Entrance Hall

5.65m max x 1.95m (18'6" x 6'5") to include cupboards beneath stairs with gas and electricity meters plus trip fuses, radiator, plate rail, double glazed windows beside and above front door

#### Cloakroom/Shower Room

2.64m max x 2.37m max (8'8" x 7'9") cloakroom with white low level wc and wash basin having tiled splashback with cupboard beneath, radiator, wall light and shaver point, doorway to shower room with tiled shower cubicle having folding door, full height cupboard with shelves and water softener, chrome heated towel rail, downlights and extractor

#### Kitchen/Breakfast Room

4.5m x 3.02m (14'9" x 9'11") range of base cupboards and drawers beneath work surfaces with peninsular breakfast bar with three double cupboards concealing space for washing machine, dishwasher and tumble dryer, inset 1½ bowl single drainer stainless steel sink with mixer tap and separate filtered water tap, wall tiling above work surfaces plus good range of wall cupboards including display cabinet, matching cooker hood above 4-ring ceramic hob with electric double oven beneath, concealed Potterton gas boiler beneath work surface, space for large fridge and freezer, radiator, double glazed window to rear, glazed panel above door to side

#### Sitting Room

5.39m max x 3.63m max (17'8" x 11'11") includes handsome timber fireplace surround with provision for electric fire, attractive wood strip flooring, two radiators, double glazed windows beside doors to garden

### Dining Room

5.35m max x 3.64m max (17'7" x 11'11") beautiful wood strip flooring, two radiators, wide bay with double glazed windows to front

### Family Room/Snug

3.4m x 2.43m (11'2" x 8'0") wood strip flooring, radiator beneath double glazed window to front

### First Floor

#### Landing

3.3m x 2.02m max (10'10" x 6'8") plus additional area by door accessing stairs to top floor

#### Bedroom 1

4.31m x 3.61m max (14'2" x 11'10") includes fitted wardrobes with central wall lights over space for bed having high level cupboards above, matching base cupboards to one wall, radiator beneath double glazed window to rear

#### Bedroom 2

4.38m x 3.63m max (14'4" x 11'11") to include pair of double wardrobes with high level cupboards above and third wardrobe accesses deep cupboard extending beneath stairs to top floor, radiator set into wide bay with double glazed windows to front

#### Bedroom 3

3.19m x 3m (10'6" x 9'10") plus shelved cupboard and door to useful eaves storage, wood finish flooring, radiator beneath double glazed bay window to front with deep sill

#### Study/ Bedroom (4)

2.5m x 2.03m (8'2" x 6'8") plus airing cupboard with insulated hot water cylinder having high level cupboards above, wood finish flooring, door to eaves storage, radiator, double glazed window to rear

### Bathroom

2.88m max x 1.57m max (9'5" x 5'2") panelled bath with mixer tap and shower attachment having folding screen over, bidet, pedestal wash basin, low level wc, tiled walls, mirror and wall light with shaver point above basin, high level cupboard, radiator, double glazed windows to side

### Second/Top Floor

#### Large Bedroom (5)

6.06 max x 4.09m max (19'11" x 13'5") includes return staircase from first floor landing with recessed shelves to side wall, fitted wardrobes and matching drawers, access doors to corner area with cold water tank and expansion tank for central heating, radiator, double glazed Velux windows to side and rear

### Outside

#### Front Garden

area of lawn to either side of driveway providing parking for several cars

#### Garage

7.5m max x 2.87m max narrowing to 1.57m at far end (24'7" x 9'5" x 5'2") double doors to front, light and power, door to garden

#### Rear Garden

about 21m x 10m max (69ft x 333ft) enjoying the best of the afternoon sunshine with westerly aspect, full width paved terrace to rear of house, outside lights and water tap, then laid to lawn with established borders, pathway to vegetable beds at far end plus useful shed and additional timber built storage cupboard

### Additional Information

#### Council Tax

London Borough of Bromley - Band F