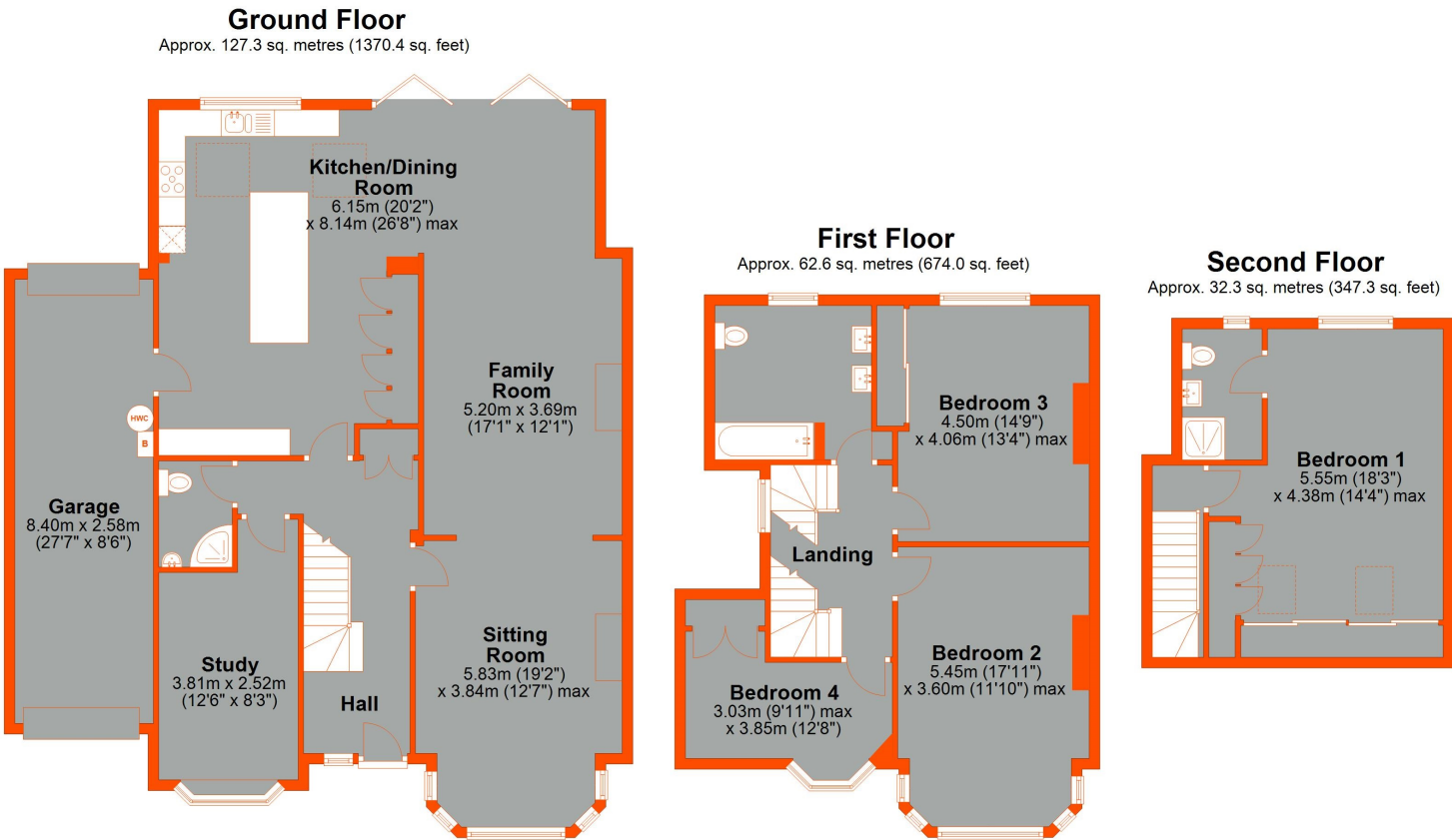


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	59	75
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Total area: approx. 222.2 sq. metres (2391.8 sq. feet)
This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.



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

33 Greenways, Beckenham, Kent BR3 3NQ

£1,325,000 Freehold

- Stunning extended semi detached house
- Four good size bedrooms on upper floors
- Three attractive reception rooms
- Tandem garage and parking to front
- Beautifully presented accommodation
- Two shower rooms plus family bathroom
- Fabulous location for High Street
- Peaceful setting near Kelsey Park

33 Greenways, Beckenham, Kent BR3 3NQ

A handsome home positioned in the quiet enclave of one of the most sought after central Beckenham roads. This property benefits from a full refurbishment including extensions to the ground and top floors in 2018 and the current family have maintained and presented this property in immaculate condition. With the added benefit of a wider plot, the integral garage was converted to provide a study and still has a tandem length garage beside providing ample storage. The ground floor offers a superb space with the majority being open plan having three reception areas plus a stunning kitchen. The loft conversion has created a wonderful main suite with a generous bedroom area having fitted wardrobes and a beautiful en suite shower room, and there are three further bedrooms to the first floor having the use of the large modern family bathroom. This peaceful setting has a beautifully landscaped rear garden with paved terrace areas and lawn, whilst the front has ample parking to the driveway. Greenways has continuously been a desired location, and this immaculately presented home is an opportunity not to be missed.

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

5.5m x 2.03m (18' 1" x 6' 8") to include cupboard beneath stairs housing gas and electric meters plus fuse boxes, double coat cupboard, recess beside shower room, column radiator, wood flooring,, front door with glazed insert and original leaded light window beside

Sitting Room

5.34m max x 3.85m max (17' 6" x 12' 8") limestone fireplace surround with fitted gas fire, wood flooring, deep bay with column radiator, windows to front with plantation shutters, large opening to

Family Room

5.26m max x 3.69m max (17' 3" x 12' 1") attractive limestone fireplace surround with fitted gas fire, wood flooring, upright column radiator, open plan to

L-Shaped Kitchen/Dining Room

8.14m max x 6.5m max (26' 8" x 21' 4") DINING AREA with wood flooring, two upright column radiators, inset ceiling speaker for entertainment system, bi-fold doors to rear garden, KITCHEN with white gloss fronted units providing ample storage, quartz work surfaces including drainer for 1½ bowl stainless steel sink with mixer tap, stainless steel Neff extractor hood above Neff Induction hob and eye level Neff double oven, space for American style fridge/freezer, plumbing for washing machine, island unit with grey gloss base cupboards and drawers having recess providing breakfast bar, upright column radiator, marble floor tiling, Velux and windows providing natural light and further ceiling speakers, door to garage

Study

3.81m x 2.52m (12' 6" x 8' 3") plus recess by door, wood flooring, radiator beneath windows to front with deep sill and plantation shutters

Shower Room

2.01m x 1.4m (6' 7" x 4' 7") corner shower cubicle with glazed sliding doors, white low level wc and wash basin with mixer tap having cupboard beneath, wall tiling, radiator, extractor fan, mirror fronted cabinet, ceramic floor tiling

First Floor

Landing

3.55m max x 2.34m max (11' 8" x 7' 8") to include stairwell and staircase to second floor with storage cupboard beneath, air conditioning unit, window to side

Bedroom 2

5.45m max x 3.61m max (17' 11" x 11' 10") wood flooring, radiator set into deep bay with windows to front and plantation shutters

Bedroom 3

4.5m x 4.06m max (14' 9" x 13' 4") to include fitted wardrobes with sliding doors, wood flooring, radiator beneath window to rear with plantation shutters

Bedroom 4

3.86m max x 3.03m max (12' 8" x 9' 11") to include fitted wardrobes, wood flooring, radiator, window to rear with plantation shutters

Family Bathroom

2.98m x 2.9m (9' 9" x 9' 6") white tiled panelled bath with mixer tap and shower spray attachment, glazed hinged screen, low level wc, twin wash basins with mixer taps and cupboards beneath, eye level mirror fronted cabinets, wall tiling, floor tiling, radiator, extractor fan, window to rear

Second/Top Floor

Top Landing

Velux window

Main Bedroom

5.55m max x 4.37m max (18' 3" x 14' 4") plus eaves storage with sliding doors and including built-in wardrobes, radiator, Velux windows to front, window to rear with plantation shutters

En Suite Shower Room

2.41m x 1.5m (7' 11" x 4' 11") tiled shower cubicle with fixed overhead shower and further hand spray attachment, white low level wc with concealed cistern extending to unit with base cupboards and vanity surface with basin having mixer tap, eye level cupboards, pelmet lighting above mirror, floor tiling with underfloor heating, wall tiling, chrome heated towel rail, extractor fan, double glazed window to rear

Outside

Front Garden

cobble paved driveway beside area of lawn, beautifully planted

Tandem Length Garage

8.39m x 2.58m (27' 6" x 8' 6") with hinged double doors to both front and rear, Vaillant boiler for central heating and pressurised hot water cylinder

Rear Garden

15.9m x 11.95m (52' 2" x 39' 2") full width paved terrace with recess behind garage doors, matching steps down to further paved terrace and full width lawn beyond with mature flower borders, large timber summerhouse to far end 3.75m x 2.74m (12'4" x 9'0")

Additional Information

Council Tax

London Borough of Bromley band G