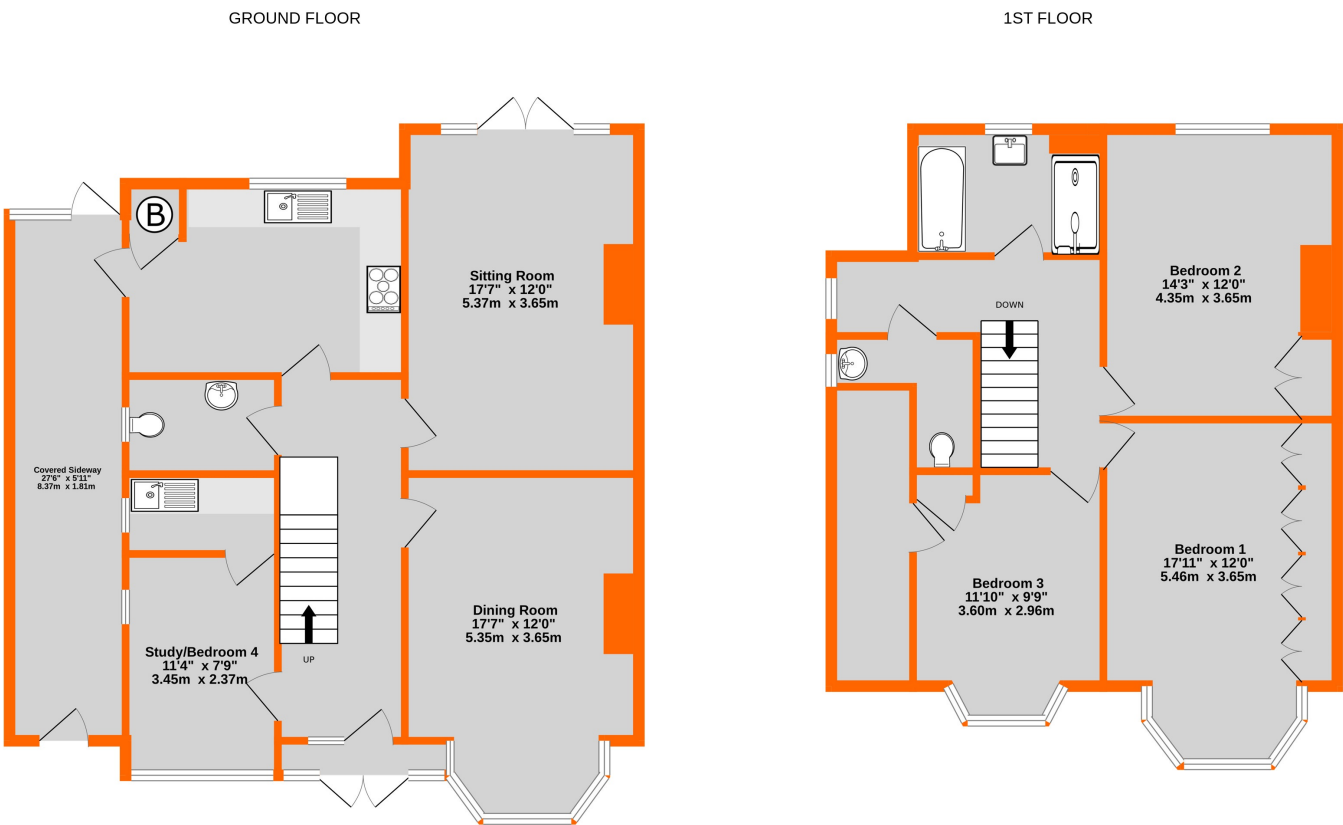


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	73
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1715sq.ft. (159.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

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 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



George Proctor & Partners trading as Proctors



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

49 Greenways, Beckenham BR3 3NQ

£1,125,000 Freehold

- Highly desirable central Beckenham location
- Beautiful bathroom with bath and shower
- Well appointed kitchen/breakfast room
- Attractive wood floors and double glazing
- Three double bedrooms off bright landing
- Two delightful main reception rooms
- Study/bedroom 4 and separate utility room
- Driveway parking and landscaped garden

www.proctors.london

49 Greenways, Beckenham BR3 3NQ

Updated and beautifully presented semi detached house, available via our PARK LANGLEY OFFICE, in one of the most sought after locations CLOSE TO CENTRAL BECKENHAM. Delightful entrance hall with wood flooring extending to both main reception rooms and study/bedroom 4, ideal to work from home, created from converting the garage along with separate utility room. Spacious fitted kitchen/breakfast room with space for dining table and door to covered sideways providing useful storage with recently replaced roof and double glazed door to garden. THREE DOUBLE BEDROOMS off attractive landing plus beautiful re-appointed bathroom with bath and shower. Separate wc off landing and downstairs cloakroom. A stunning family home with double glazing, landscaped garden and plenty of parking to front.

Location

Greenways is accessed from Uplands, off Village Way or from Manor Way, opposite an entrance to Kelsey Park and this house is in the no through section just beyond the turning into Forest Ridge. Beckenham High Street is within a quarter of a mile offering extensive restaurants and shops. From Beckenham Junction, 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

Enclosed Porch

double glazed with windows beside and above double doors, parquet flooring

Entrance Hall

5.68m max x 1.98m (18'8 x 6'6) includes large cupboard beneath stairs, wood strip flooring, radiator, double glazed windows beside and above front door

Cloakroom

white wc and wash basin with mixer tap having cupboard beneath, tiled floor, radiator, double glazed window to side

Sitting Room

5.37m x 3.65m (17'7 x 12'0) includes raised living flame gas fire with limestone surround, wood strip flooring, radiator, picture rail, double glazed windows beside and above doors to terrace

Dining Room

5.35m x 3.65m (17'7 x 12'0) includes shelves beside chimney breast, wood strip flooring, radiator, deep bay with double glazed windows to front having plantation shutters - Currently used as Family Room

Study/Bedroom 4

3.45m x 2.37m (11'4 x 7'9) wood strip flooring, radiator, double glazed window to side plus large double glazed window to front with plantation shutters

Utility Room

2.31m x 1.24m (7'7 x 4'1) tiled floor, single drainer stainless steel sink with mixer tap set into work surface with double cupboard below plus space for washing machine and tumble dryer, wall cupboards, extractor fan, radiator, double glazed window to side

Kitchen/Breakfast room

4.58m x 2.99m (15'0 x 9'10) base cupboards, pull out storage units including easy access corner unit and drawers including deep pan drawers plus AEG Hotpoint integrated dishwasher beneath Quartz Zodiac composite work surfaces, 1½ bowl stainless steel sink and mixer tap, Neff stainless steel cooker hood and splashback above 5 burner gas hob, Neff built in electric oven and combination microwave, integrated upright fridge/freezer and tall storage cupboard concealing Worcester gas fired boiler, eye level cupboards, tiled floor, radiator, double glazed window to rear and door to sideways

Covered Sideway

8.37m x 1.81m (27'6 x 5'11) wall lights, water tap, brick built arch with door to front garden, double glazed windows beside and above double glazed door to terrace

First Floor

L-Shaped Landing

3.55m max x 3.34m max (11'8 x 10'11) hatch to loft, radiator, double glazed window to side

Bedroom 1

5.46m max x 3.65m (17'11 x 12'0) includes fitted wardrobes to one wall, radiator set into deep bay with double glazed windows to front

Bedroom 2

4.35m x 3.65m max (14'3 x 12'0) includes built in double wardrobe and shelved cupboard, radiator, large double glazed window to rear

Bedroom 3

3.60m max x 2.96m (11'10 x 9'9) plus eaves cupboard, fitted wardrobe incorporating original wardrobe recess, radiator, shallow bay with double glazed windows to front

Beautiful Bathroom

2.74m x 1.98m (9'0 x 6'6) white bath with mixer tap and hand shower, wash basin with mixer tap having drawers beneath, tiled shower with part hinged screen, tiled walls, heated towel rail, shaver point, tiled floor, extractor fan, double glazed window to rear

Separate W.C.

1.29m max x 1.21m max (4'3 x 4'0) white low level suite and wash basin with mixer tap, radiator, tiled floor, double glazed window to side

Outside

Front Garden

gravel beside brick pavior driveway providing off road parking for a number of cars

Rear Garden

about 15m x 10.6m (50ft x 35ft) with full width terrace having double glazed doors out from sitting room and covered sideways, feature balustrade with gate leading to steps providing access to main area of lawn with borders including a variety of shrubs and plants, paved area to far end and timber shed to corner

Additional Information

Council Tax

London Borough of Bromley - Band G
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

