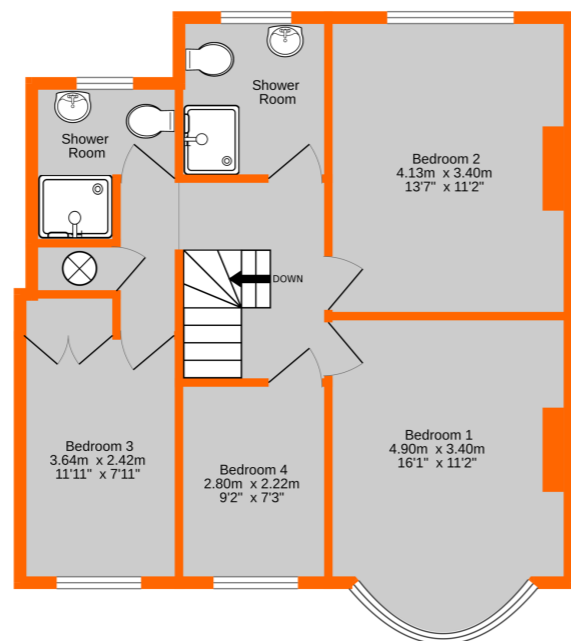
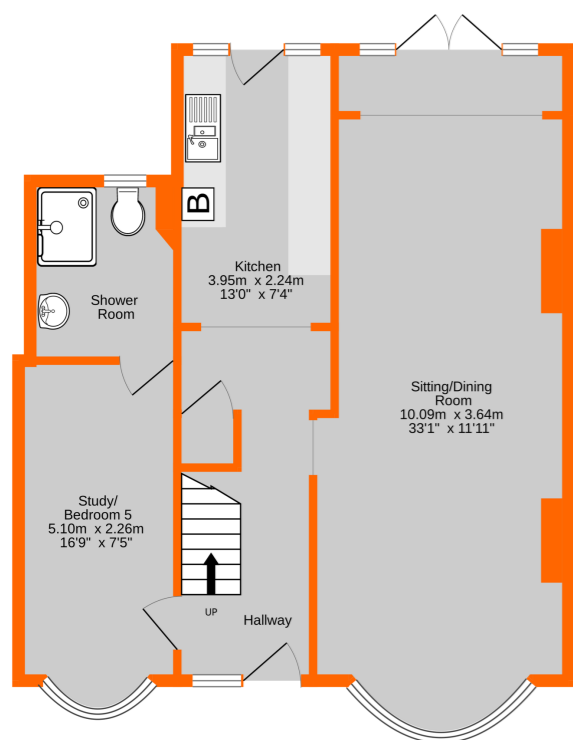


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		66
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
66.7 sq.m. (718 sq.ft.) approx.

1st Floor  
61.0 sq.m. (657 sq.ft.) approx.



TOTAL FLOOR AREA : 127.7 sq.m. (1375 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

**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)



Viewing by appointment with our Beckenham Office - 020 8650 2000

25 Village Way, Beckenham, Kent BR3 3NA

**£875,000 Freehold**

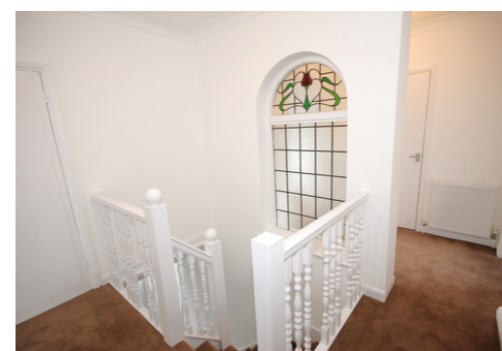
- Four/five bedrooms
- Off street parking to front
- Three shower rooms
- Double glazing & centrally heated
- 33'1" x 11'11" sitting/dining room
- Semi-detached 1930s house
- 80' rear garden
- Brand new kitchen with built-in appliances

## 25 Village Way, Beckenham, Kent BR3 3NA

This extended 1930s semi detached four/five bedroom house occupies a very convenient central location only meters from the High Street with its array of amenities. There is 127.7 sq m (1375 sq ft) of adaptable accommodation freshly decorated which comprises a wonderful through sitting/dining room with double doors to the garden, there is also a kitchen/breakfast room that has been re-fitted with a range of high gloss white units and has a built-in stainless steel oven, hob and extractor, study/bedroom five and a shower room. To the first floor you will find four bedrooms and two shower rooms which have modern white suites. There is an 80' garden with sun terrace and lawn areas, this is a spacious family house offered chain free which we recommend viewing without delay!

### 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 leaded light windows to front, built-in under stairs cupboard, wall light, coving

#### Through Sitting/Dining Room

10.09m x 3.64m (33' 1" x 11' 11") bay window to front, windows and glazed double doors to garden, wall lights, fireplace recess

#### Brand New Kitchen/Breakfast Room

3.95m x 2.24m (13' 0" x 7' 4") re-fitted with a range of high gloss white wall and base cupboards, drawers and worktops with inset one and a half bowl stainless steel sink with mixer tap with appliance space below, built-in stainless steel electric oven, 4 ring ceramic hob with extractor hood over, wall cupboards housing brand new Vaillant gas fired boiler for central heating and hot water, windows and door to garden

### Study/Bedroom 5

5.10m x 2.26m (16' 9" x 7' 5") bay window to front, vinyl flooring, door to

#### Shower Room

obscure windows to rear, Triton shower unit, wall mounted wash basin, toilet, tiling to two walls, spotlights, coving

### First Floor

#### Landing

access to loft, built-in shelved airing cupboard housing hot cylinder, internal leaded light stained glass feature window

#### Bedroom 1

4.90m x 3.40m (16' 1" x 11' 2") bay window to front

#### Bedroom 2

4.13m x 3.40m (13' 7" x 11' 2") windows to rear

#### Bedroom 3

3.64m x 2.42m (11' 11" x 7' 11") windows to front

#### Bedroom 4

2.80m x 2.22m (9' 2" x 7' 3") windows to front

### Re-modelled Shower Room

obscure windows to rear, re-fitted with a white suite comprising walk-in double shower with Triton shower unit, pedestal wash basin with mixer tap, toilet, vinyl flooring, tiling to three walls

### Re-modelled Second Shower Room

obscure windows to rear, fully tiled shower cubicle with Triton shower unit, pedestal wash basin with mixer tap, toilet, tiling to two walls, vinyl flooring

### Outside

#### To the Front

lawned with shrub beds

#### Garden

70' deep and 30' wide, sun terrace leading to lawn, side access, outside light, timber shed

#### Parking

there is driveway to the front for several cars

#### Council Tax

Band G