

## Manor Way, Beckenham, BR3

Guide Price £2,250,000

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Please Quote Ref TH0310 For All Enquiries - Enviably situated on the edge of beautiful Kelsey Park, this stunning four/five bedroom detached family residence (2,932 Sq.Ft) with off street parking, garage and large garden complete with raised deck, swimming pool and summerhouse.

Superbly appointed by the current owners, the property provides expansive accommodation with high ceilings, ornate panelling and ceiling detail offering a wealth of period grandeur and elegance. Features include flexible living space, including two downstairs bedrooms, as well as two formal reception rooms and an impressive 28'0 kitchen/breakfast room with bi-folding doors onto the garden, separate utility, three bath/shower rooms (one en-suite), dual aspect master

with dressing room, gas central heating, ample inbuilt storage and quality floor coverings.

Planning permission has also been granted for a loft conversion to further increase the overall living space, with alterations to the roof to incorporate three rear dormers and two front dormers.

Accommodation comprises a breath-taking central entrance hall with turning staircase rising to the first floor and access to a useful ground floor en-suite bedroom, leading into the bright and spacious formal reception room with feature fireplace and dual aspect windows. To the rear of the property, the beautiful open plan kitchen/breakfast room is flooded with natural light from wide bi-folding doors spilling out onto the private garden. This wonderful room is the heart of the house, with plenty of space for relaxing, entertaining and dining, and access to a useful guest WC. The kitchen area itself comprises a quality range of matching wall and base units with work surfaces and central island incorporating inset ceramic butler sink unit, range style cooker with overhead extractor, and further integrated appliances. A separate utility room provides additional work and appliance space. To either side of the kitchen/breakfast room, there is, respectively, a bonus reception/dining room and a further TV room/bedroom, each with double doors to the garden. To the first floor, there are three well proportioned double bedrooms - with fitted dressing room to the master - plus a family bathroom with period style free-standing bath suite, and a separate shower room.

The property is very conveniently located within easy reach of Beckenham Junction, Clock House, and Eden Park stations, as well as Tramlink from Beckenham Junction connecting the centres of Wimbledon and Croydon. Numerous regular bus routes also link the surrounding area. Beckenham itself is close-by offering an excellent variety of shops, bars, restaurants and amenities, including a cinema, with Bromley town centre within easy reach for a wider range of branded shopping and leisure facilities. The area is also well served by excellent schools and the delightful open spaces of Kelsey Park.

Viewings are highly recommended.

## Key Features

- Please Quote Ref TH0310 For All Enquiries
- Sought After Location Next to Kelsey Park
- Three Beautiful Reception Rooms
- Impressive Kitchen/Breakfast Room Opening onto Garden
- Ample Off Street Parking and Garage
- Stunning Four/Five Bedroom Detached Family Residence (2,932 Sq.Ft)
- Period Grandeur and Elegant Interiors
- Three Bath/Shower Rooms (One En-Suite) Plus Guest WC
- Large Garden with Swimming Pool and Summerhouse
- Close to Beckenham Town Centre, Schools and Amenities

### 59 Manor Way, BR3

Approximate Gross Internal Area = 272 sq m / 2932 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1035277)