

Elwill Way, Beckenham, BR3

Guide Price £1,650,000 - £1,750,000

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Please Quote Ref TH0310 For All Enquiries - GUIDE PRICE £1,650,000 - £1,750,000 - Stunning six bedroom detached family home (3,147 Sq.Ft) with in/out driveway, short garage/store and glorious large private garden with summerhouse, superbly situated in a sought after residential Beckenham location. The property has been superbly updated and appointed by the current owners, offering elegant accommodation over three floors, with stylish interiors, high quality finish and neutral palette throughout. Ideal for modern family life, with versatile, flowing living space creating the perfect blend of comfort and convenience, this impressive home is not to be missed. Features include an inviting front aspect reception, rear play room/conservatory,



impressive kitchen/diner/family room, separate utility, two bath/shower rooms (one en-suite), guest WC, gas central heating, double glazing, quality floor coverings, and ample inbuilt storage.

Externally, the garden is laid mainly to lawn with mature borders and shrubs, with large decked terrace area to the house. To the rear of the garden, a large summerhouse adds a further appealing and versatile space.

Accommodation comprises central entrance porch and large hallway with access to guest WC and turning staircase rising to the first floor, leading into the front aspect reception room with front aspect bay, feature fireplace and ample space for relaxing and entertaining. To the rear of the property, the beautiful open plan kitchen/diner/family room is flooded with natural light from rear aspect bay and double doors spilling out onto the terrace – ideal for al fresco dining. This wonderful room is truly the heart of the home, with plenty of space for all the family. The kitchen area comprises a quality range of fitted wall and base units with work surfaces and central island/breakfast bar, incorporating inset sink unit, gas hob with inbuilt extractor, wall mounted oven, and further integrated appliances. A separate utility room offers additional work and appliance space, with personal door through to the shortened garage/store. A playroom/conservatory with vaulted ceiling, skylight windows and doors onto the garden, is accessible from the hallway and completes the lower level accommodation.

To the first floor, there are four well proportioned double bedrooms – one en-suite - plus a breath-taking family bathroom with contemporary style free-standing bath suite, and separate shower.

To the second floor, there are two further double bedrooms.

The property is very conveniently located within easy reach of Shortlands and Beckenham Junction stations, as well as numerous regular bus routes connecting 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 well served by excellent schools and beautiful open spaces including nearby Kelsey Park.

Viewings are highly recommended.



Key Features

- Please Quote Ref TH0310 For All Enquiries
- Sought After Residential Location
- Two Beautiful Reception Rooms
- Beautiful Mature Private Garden with Summerhouse
- Close to Excellent Transport Links
- Stunning Six Bedroom, Two Bathroom, Detached Family Home (3,147 Sq.Ft)
- Superb Accommodation over Three Floors
- Impressive Open Plan Kitchen/Diner/ Family Room
- In/Out Driveway and Short Garage/Store
- Easy Access Shops, Schools and Amenities

Elwill way, BR3

Approximate Gross Internal Area = 265.9 sq m / 2862 sq ft
(Including Garage)
Summer House = 26.5 sq m / 285 sq ft
Total = 292.4 sq m / 3147 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1182843)

