



GUIDE PRICE

£500,000

Orchard Way
, BR3 3EL

PROPERTY SUMMARY

GUIDE PRICE £500,000 – £525,000 Sinclair Hammerton are delighted to offer for sale this chain free, three bedroom, one bathroom semi-detached family home, ideally situated for local transport links and amenities. The ground floor comprises two bright and spacious reception rooms, a well-proportioned kitchen and a light-filled conservatory with direct access to the rear garden — perfect for family living and entertaining. On the first floor, there are three generous bedrooms and a family bathroom, providing comfortable and well-balanced accommodation throughout. The property also offers excellent potential to modernise and extend (subject to the usual planning permissions), making it an ideal opportunity for buyers looking to create their dream home. Externally, the property benefits from a large driveway, offering ample off-street parking. The property is conveniently located close to Eden Park and Elmers End stations, offering rail and Tramlink services to Beckenham, Wimbledon, and Croydon. Beckenham Junction station is also within easy reach, with regular bus routes serving the surrounding areas. Local facilities include a Tesco supermarket at Elmers End, while the nearby Beckenham town centre provides an excellent selection of shops, bars, restaurants and leisure amenities — including a cinema. EPC: C

Freehold
COUNCIL TAX - D

3



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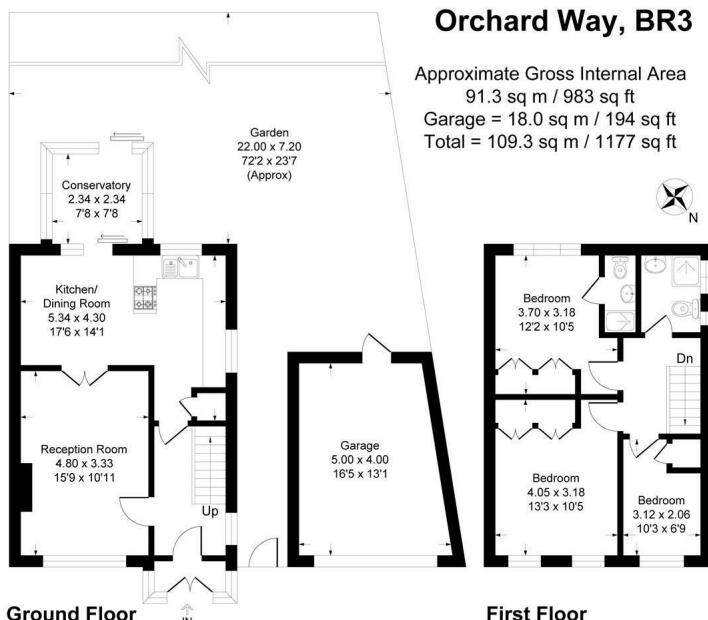
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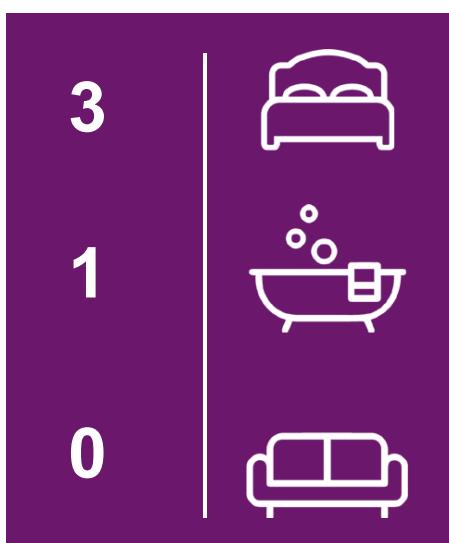


Orchard Way, BR3



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) 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 & Wales	73	79
EU Directive 2002/91/EC		

EPC RATING: C COUNCIL TAX BAND:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements