

The logo consists of the letters 'G' and 'H' in a bold, orange, sans-serif font, with a small ampersand symbol between them. The logo is positioned in the top right corner of the image, set against a black rectangular background.

Village Way  
Beckenham

£825,000 Guide Price



This exceptionally well presented three/four bedroom detached bungalow offers an impressive 1463 sq ft of accommodation that includes a fully equipped one bedroom annex, located on a popular residential road just a short distance from Beckenham High Street.

The spacious entrance hall features attractive wood flooring that flows into the 25' open plan kitchen/living area with a modern fitted kitchen that boasts integrated appliances and a quartz worktop with breakfast bar. The living & dining area benefits from an impressively large window overlooking the garden and log burner and provides ample space for large sofa's and a dining table. The three bedrooms in the main building are all of good sizes whilst the family bathroom is fully tiled and there is a separate W.C. The self contained annex features an open plan kitchen/living area, double bedroom and shower room. It is fully insulated, heated, plumbed and double glazed. Externally the rear garden features an impressive raised deck that flows directly from the kitchen and then leads down to a paved patio seating area and laid lawn. The garden is well screened with a host of mature plants and shrubs and offers side access to the front of the property where the paved driveway provides off road parking for three or more vehicles.





Beckenham High Street is 0.6 of a mile away and offers a host of restaurants, bars, cafe's, shopping facilities, cinema, gym's and then Beckenham Junction which is just a mile away. There are also a number of popular and sought after schools in the area catering for both primary and secondary in addition to the ever popular 'Beckenham Place Park' and plenty of other outdoor activities. We strongly advise your internal inspection to appreciate the accommodation on offer.

EPC Rating: D

**Bedrooms: 3**

**Bathrooms: 2**

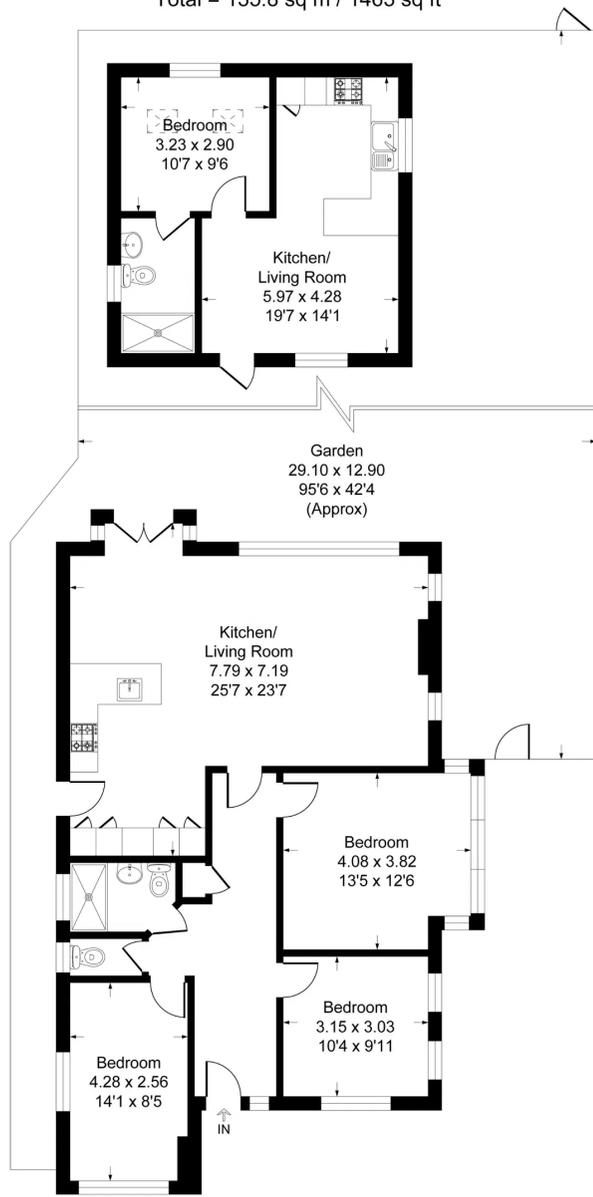
**Receptions: 1**

- Three/Four Bedroom Bungalow & Annex
- 25' Open Plan Kitchen/Living
- Three Good Sized Bedrooms Plus Annex
- Beautifully Presented Throughout
- Large Driveway For 3 or More Vehicles
- 95' Rear Garden
- Self Contained One Bedroom Annex
- 0.5 Miles From Beckenham High Street
- 1 Mile From Beckenham Junction
- Close Proximity to Popular Schools



# Village Way, BR3

Approximate Gross Internal Area 99.8 sq m / 1075 sq ft  
 Outbuilding = 36.0 sq m / 388 sq ft  
 Total = 135.8 sq m / 1463 sq ft



## Ground Floor



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





**GOATLEY & HIRST**

020 8464 8705  
sales@goatleyhirst.com  
www.goatleyhirst.com

1 Elmfield Park, Bromley, BR1 1LU