



66 Altyre Way  
Beckenham, BR3 3HA

**£650,000 Freehold EPC: D**

 **Maguire Baylis**





Guide Price: £650,000 – £675,000. A super, three bedroom end terrace family house with a full width ground floor extension, located within a highly popular residential road, close by to the highly regarded Langley Schools and within easy reach of Eden Park station.

This impressive property, which has been beautifully maintained by the current owner, provides bright and spacious accommodation which comprises of a welcoming entrance hallway, spacious living room with feature stone fireplace, separate rear reception leading to a delightful garden room extension with vaulted ceiling, skylight windows and bi fold doors to the garden. The stylish kitchen is equipped with a range of integrated appliances, plus there is a useful utility room.

Upstairs, via a bright and spacious landing, there are three well proportioned bedrooms (two doubles plus a good size single room), plus a spacious family bathroom providing bath and separate shower cubicle.

Outside, the well maintained rear garden provides a sunny south westerly aspect and features a main area of lawn and full width patio. To the rear, a large single garage allows to secure off street parking.

The property is well located for local shops in Eden Park, whilst Beckenham High Street, with a fantastic array of independent shops and restaurants, is within easy reach.

- SPACIOUS 1930's END TERRACE FAMILY HOUSE
- BEAUTIFULLY APPOINTED THROUGHOUT
- GROUND FLOOR REAR EXTENSION
- THREE GOOD SIZE BEDROOMS
- MODERN FAMILY BATHROOM WITH BATH & SEPARATE SHOWER CUBICLE
- LARGE LOUNGE WITH FEATURE FIREPLACE
- STYLISH FULLY FITTED KITCHEN \*\* SEPARATE UTILITY
- REAR RECEPTION ROOM WITH BI FOLDING DOORS TO GARDEN
- SOUTH WEST FACING REAR GARDEN \*\* LARGE SINGLE GARAGE
- GREAT LOCATION \*\* CLOSE TO SHOPS AND LANGLEY SCHOOLS



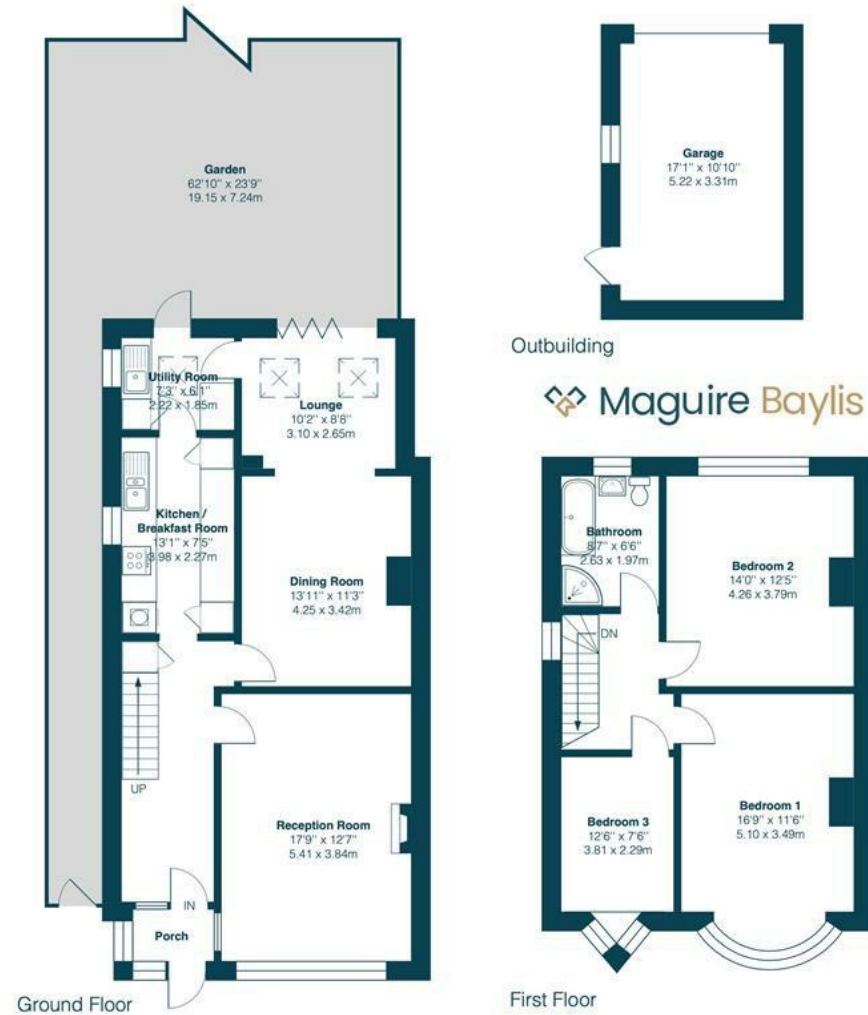


## Altyre Way, BR3

Approximate Gross Internal Area = 1336 sq / 126.9 sq m

Garage Area = 198 sq ft / 18.4 sq m

Approximate Total Area = 1552 sq ft / 144.2 sq m



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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### ENTRANCE PORCH

Enclosed double glazed front porch.

### HALLWAY

A welcoming entrance featuring the original part glazed stained glass front door and window to front; original plate rails and wall panelling; two useful understairs storage cupboards; radiator; stairs to first floor.

### LOUNGE

17'6 x 12'7 (5.33m x 3.84m)

Double glazed bay window to front; feature stone fireplace with gas fire; picture rails; radiator.

### DINING ROOM

14' x 11'2 (4.27m x 3.40m)

Radiator with fitted cover; picture rails; open plan to:

### GARDEN ROOM

10'1 x 8'7 (3.07m x 2.62m)

Featuring a vaulted ceiling with two Velux skylight windows to rear; bi-fold doors to rear; tiled flooring; under floor heating, radiator; glazed door to utility room.

### KITCHEN

13' x 7'5 (3.96m x 2.26m)

Double glazed window to side; fitted with a range of modern and stylishly appointed white wall and base units with worktops to two walls plus breakfast bar; range of integrated appliances comprising induction hob with extractor hood over; oven plus microwave; wine chiller; fridge/freezer; space for dishwasher; tiled flooring; door to:

### UTILITY ROOM

7'3 x 6' (2.21m x 1.83m)

Double glazed door to rear, skylight and window to side; fitted units to match kitchen with worktops to two walls; cupboard housing gas combi boiler; spaces for washing machine and tumble dryer; tiled flooring.

### FIRST FLOOR LANDING

Double glazed window to side; picture rails; access to loft space (loft with loft ladder, boarded for storage and light).

### BEDROOM 1

16'2 x 11'5 (4.93m x 3.48m)

Double glazed bay window to front; radiator; picture rails.

### BEDROOM 2

14' x 12'5 (4.27m x 3.78m)

Double glazed window to rear; radiator; picture rails.

### BEDROOM 3

10'3 x 7'6 (3.12m x 2.29m)

Double glazed window to rear; radiator; wood effect flooring.

### BATHROOM

Double glazed window to rear; modern four piece bathroom suite comprising panelled bath; corner shower enclosure with electric shower; fitted wash basin with vanity storage under; WC; fully tiled walls; heated towel rail; tiled flooring.

### GARDEN

63'11" (19.5m)

An attractive rear garden providing a sunny south westerly aspect. Laid to lawn with a full width paved patio and pathway leading to the garage at the rear; side access via gate; outside tap and lighting.

### GARAGE

17' x 10'6 (5.18m x 3.20m)

A detached garage to rear with ample space for a medium size car; light and power; door to garden.

### COUNCIL TAX

London Borough of Bromley - Band E

### LOCATION

What3words: ///smooth.paths.dinner



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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.