



10 Overhill Way

Beckenham, BR3 6SW

£700,000 Freehold EPC: Band D

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market this super three bedroom chalet style semi detached family house which is located on a lovely quiet road, set within the highly sought after Park Langley area of Beckenham.

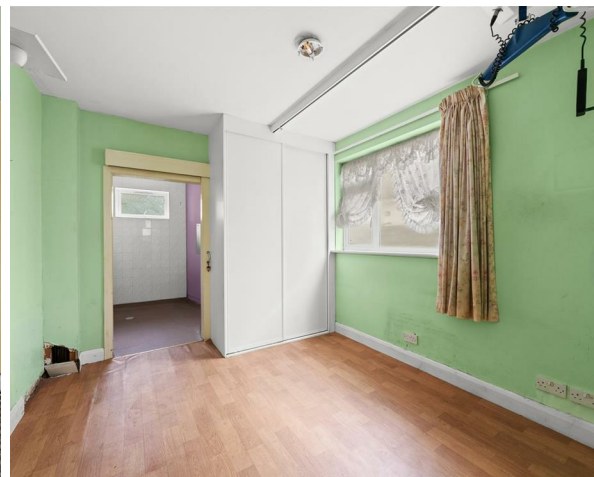
This extended semi-detached house comprises an entrance hall, front reception room, dining room, and a bedroom/study leading to a wet room. To the first floor, there is a landing leading to two double bedrooms and a family bathroom with a separate toilet.

Externally the property offers a generous sized rear garden, detached garage and a driveway.

The popular Langley Park (Secondary and Primary) Schools are in the vicinity as well as Unicorn Primary. Local shops are found on Wickham Road, and just beyond the shops is an entrance to Kelsey Park. Beckenham High Street is about a mile away offering a range of shops, restaurants and other amenities. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. Nearby West Wickham Station offers train services to London Bridge and Charing Cross.

This super property provides much potential to improve further subject to the necessary. planning permission.

- CHAIN FREE
- EXTENDED CHALET STYLE SEMI DETACHED HOUSE
- SITUATED IN THE LANGLEY SCHOOL CATCHMENT
- POTENTIAL TO EXTEND STPP
- IN NEED OF MODERNISATION
- CLOSE TO KELSEY PARK AND BECKENAHM HIGH STREET
- GENEROUS REAR GADEN
- OFF STREET PARKING
- DETACHED GARAGE



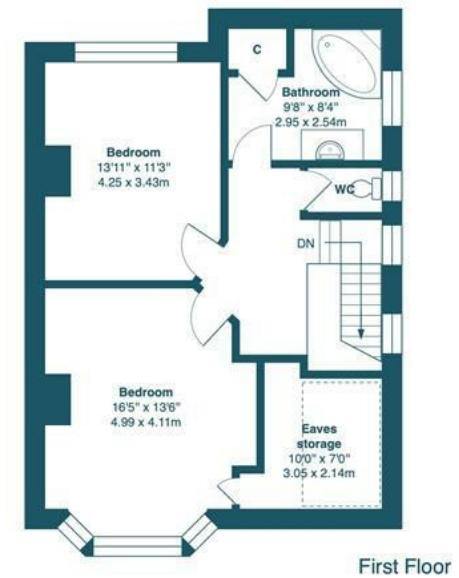


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Approximate Gross Internal Area = 1347 sq ft / 125.1 sq m

Garage Area = 152 sq ft / 14.1 sq m

Approximate Total Area = 1472 sq ft / 136.7 sq m



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This floor plan was produced using RICS measurements standards 2nd edition.
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. No liability is accepted for any errors.
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ENTRANCE HALL

Door to side, doors leading to reception room, dining room and bedroom.

RECEPTION ROOM

Double glazed bay window to front, feature fireplace, opening to kitchen.

KITCHEN

Double glazed window to front, range of wall and base units.

DINING ROOM

Double glazed doors leading to garden, feature fire place.

BEDROOM THREE/STUDY

Double glazed window to side, built in storage cupboard, door leading to wet room.

WET ROOM

Double glazed window to rear, part tiled walls, w/c. shower, wash hand basin.

MASTER BEDROOM

Double glazed bay window to front, built in storage cupboard.

BEDROOM TWO

Double glazed window to rear, carpet.

FAMILY BATHROOM

Double glazed window to side, bath, wash hand basin, separate w/c.



GARDEN

Generous rear garden mainly laid to lawn with tree and shrubs surround, side gate to front.

PARKING

Paved driveway to front, detached garage.

COUNCIL TAX

London borough of Bromley council tax band - F

LOCATION

///venue.gates.bits

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
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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.