



£995,000  
Brabourne Rise  
BR3

CURRAN & PINNER

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# Brabourne Rise

BR3

- 4 Bedroom House
- No Onward Chain
- Large Garden
- Catchment for Langley Park Schools





Located in a premier tree lined road of Beckenham this simply stunning 4 Double Bedroomed character property with many original features is offered with no onward chain and is perfect for a family wishing to put their own stamp on their forever home.

The property is within access of the Langley Park Schools, Unicorn and Highfield Primary schools, for those with a need to commute the property is equidistant to West Wickham and Eden Park Railway Station offering regular services into Central London and The City via London Bridge, as well as Canary Wharf via Lewisham. Shortlands Railway station is also accessible offering services into The City via London Blackfriars and Central London and the West End via London Victoria. Bus routes are close by and will naturally extend appeal to buyers who may have children who attend schools out of the area.

Locally, a good selection of shops can be found in Westmoreland Road with Bromley close by offering over 400 retail units to choose from and is one of the most extensive shopping centres in the region. The Glades boasts over 130 stores alone. Bromley South is currently part of a recently completed regeneration programme at St Marks Square offering a new brand of leisure and dining units including a new cinema complex. The vibrant town centre of Beckenham is similarly just a short bus ride / drive away offering an extensive range of restaurants and shopping facilities and Nuffield Health & Leisure Spa / Gymnasium can be reached by car in under 10 minutes. Local green space and sports clubs including Pickhurst recreation ground, Langley Park Golf Course are all within easy reach.

This truly delightful house offers all of the charm and character of properties associated with this era and has been lovingly extended and maintained by the current owner and is presented to the market in good condition throughout and must be viewed internally to fully appreciate the overall quality of accommodation on offer.

In our opinion, everything from the landscaped garden, the ample living space with original footprint, will appeal to the existing or growing family as offered by this superb example of a family house. There are further options for extension or conversion possibilities subject to usual planning consents.

The covered porch opens into the light filled wood panelled hallway which flows to the large through Reception / Dining Room with feature fireplaces and double glazed doors to the rear opening directly to the garden, the fully equipped Kitchen with an array of wall and base units, integrated and standalone appliances with further access to the rear garden. The ground floor also houses a cloakroom with WC and under stairs storage.

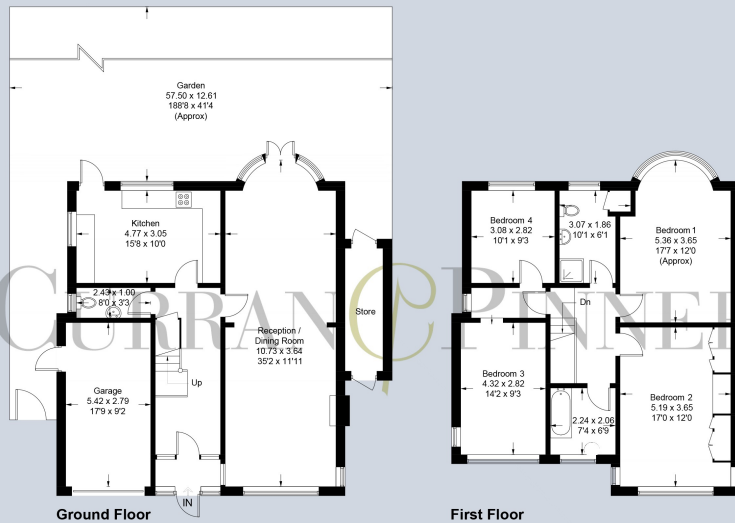
The first floor features 4 Double Bedrooms all of which are superbly presented with fitted wardrobes to the main bedroom, there are two family bathrooms which are fully tiled and benefit either bath or shower facilities.

The exceptionally large and well maintained secluded rear garden offers extra land to the rear which has its own potential value subject to access, the raised paved patio leads to lawned areas with mature shrubs and further opens into the additional lawned land.

Further features include a Garage, off street parking for 3 cars, gas central heating and double glazing.

As the Vendors sole agent it is our view that this property offers the complete package and sets itself apart from the majority of comparable properties in the area and will almost certainly attract immediate and significant interest.





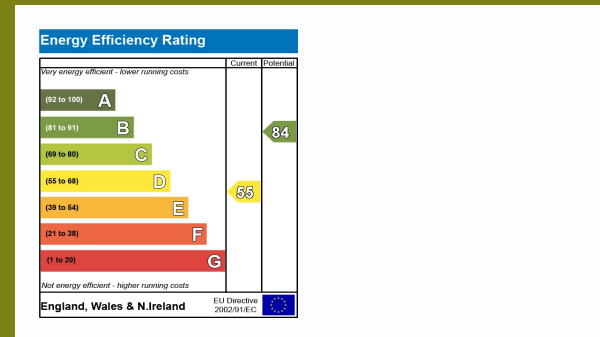
173.2 Square Metres  
1865 Square Feet

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.

- Reception / Dining Room 3.64m x 10.73m (11' 11" x 35' 2")
- Kitchen 3.05m x 4.77m (10' 0" x 15' 8")
- Bedroom 1 3.65m x 5.36m (12' 0" x 17' 7")
- Bedroom 2 3.65m x 5.19m (12' 0" x 17' 0")
- Bedroom 3 2.82m x 4.32m (9' 3" x 14' 2")
- Bedroom 4 2.82m x 3.08m (9' 3" x 10' 1")
- Bathroom 2.06m x 2.24m (6' 9" x 7' 4")
- Shower Room 1.86m x 3.07m (6' 1" x 10' 1")
- Garage 2.79m x 5.42m (9' 2" x 17' 9")



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