

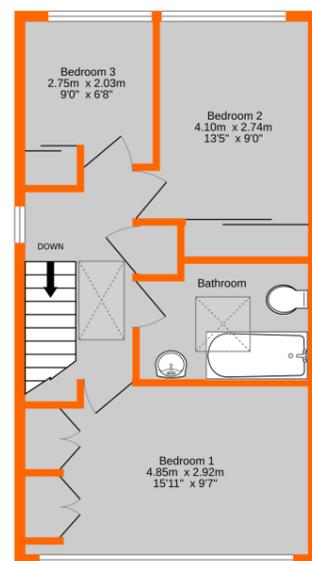
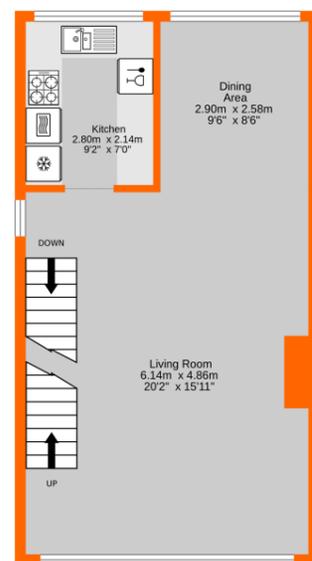
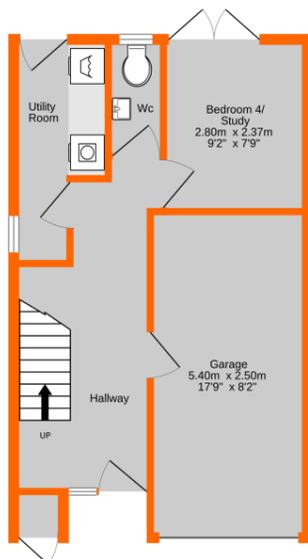
| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 59 | 76 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Ground Floor
39.0 sq.m. (420 sq.ft.) approx.

1st Floor
43.3 sq.m. (466 sq.ft.) approx.

2nd Floor
43.7 sq.m. (471 sq.ft.) approx.



Internal Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 126.0 sq.m. (1356 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Beckenham Office - 020 8650 2000

39 The Avenue, Beckenham, Kent BR3 5EE

£700,000 Freehold

- End terrace townhouse
- Three/Four bedroom accommodation
- Garage & driveway
- Quiet location near Beckenham Place Park
- Gas central heating & double glazed
- Kitchen & separate utility room
- Contemporary open plan & adaptable accommodation
- Private gardens & chain free

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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39 The Avenue, Beckenham, Kent BR3 5EE

Built we believe in the 1970's this fantastic light and spacious end terrace town house has adaptable open plan living accommodation great for entertaining, arranged over three floors. From the welcoming entrance hall is the fourth bedroom/garden room with glazed sliding doors to the outside, cloakroom and useful utility room. The first floor features the stunning 29' through living room/dining room with fireplace and the fitted kitchen with appliances and to the top floor are three bedrooms all with built in wardrobes and a family bathroom. Being an end terrace are multiple windows including to the side, all replacement double glazed, other benefits include fitted carpets, gas radiator central heating with a Worcester combination boiler renewed late 2025. The house has its own drive leading to the single garage, there are gardens front and rear.

Location

The house occupies a corner plot at the entrance to Springbourne Court just off the unmade section of The Avenue which is a quiet wide tree lined road within a mile of Beckenham Junction Station (Victoria) and Tramlink to Croydon/Wimbledon. Also within that distance is Ravensbourne Station (Blackfriars), the beautiful Beckenham Place Park, local shops at Oakhill Parade and bus services along Foxgrove Road and the area is well served by schools for all ages.



Ground Floor

Entrance

recessed, quarry tiled step, meter cupboard, replaced entrance door with glazed panel, further inset window to side

Entrance Hall

spacious reception hall, open tread staircase to first floor, door to garage, coved cornice, laminated floor

Cloakroom

white suite of small mounted wash basin with mixer tap, toilet, window to rear, wooden floor

Utility Room

full height window to side, glazed replaced door onto rear garden, plumbing and space for washing machine, renewed wall mounted Worcester combination boiler, wooden floor

Bedroom 4/Study

2.80m x 2.37m (9' 2" x 7' 9") glazed double doors onto garden, wooden floor

Stairs to

First Floor

Open to

Superb Open Plan Living Room

6.14m x 4.86m (20' 2" x 15' 11") light and spacious, great for entertaining, large full width windows to front, side and rear, fireplace with limestone surround and hearth, real flame gas fire, open tread staircase to top floor, laminated floor

2.90m x 2.58m (9' 6" x 8' 6") DINING AREA - with feature uplighters

Kitchen

2.80m x 2.14m (9' 2" x 7' 0") re-fitted comprising base and wall cupboards with LED pelmet lighting, drawers, worktops with inset 4 ring gas hob, extractor canopy hood over, separate raised oven with microwave over, inset one and a half bowl sink unit with mixer tap, tiled walls and floor, integrated dishwasher, fridge/freezer, wine chiller, window to rear

Staircase to

Top Floor

Landing

window to side, skylight, built-in storage cupboard

Bedroom 1

4.85m x 2.92m (15' 11" x 9' 7") window to front, coved cornice, range of wardrobes along one wall

Bedroom 2

4.10m x 2.74m (13' 5" x 9' 0") window to rear, range of wardrobes with sliding mirror fronted doors

Bedroom 3

2.75m x 2.03m (9' 0" x 6' 8") window to rear, small built-in wardrobe, cupboard over, coved cornice

Bathroom

white suite of panel bath with central mixer tap, separate shower over, glazed screen, wall mounter wash basin with mixer tap, partly tiled walls, fully tiled around bath, toilet, skylight

Outside

To Front

area of front garden, private driveway, parking for one car, leads to

Integral Single Garage

5.40m x 2.50m (17' 9" x 8' 2") shelved at one end, up and over door to front, power and light, consumer unit, personal door to hall

Rear Garden

mainly laid to lawn, edged shrub beds, hard standing to rear of house, fenced to boundaries, rear gate access

Additional Information

Council Tax

London Borough of Bromley - Band E

Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage