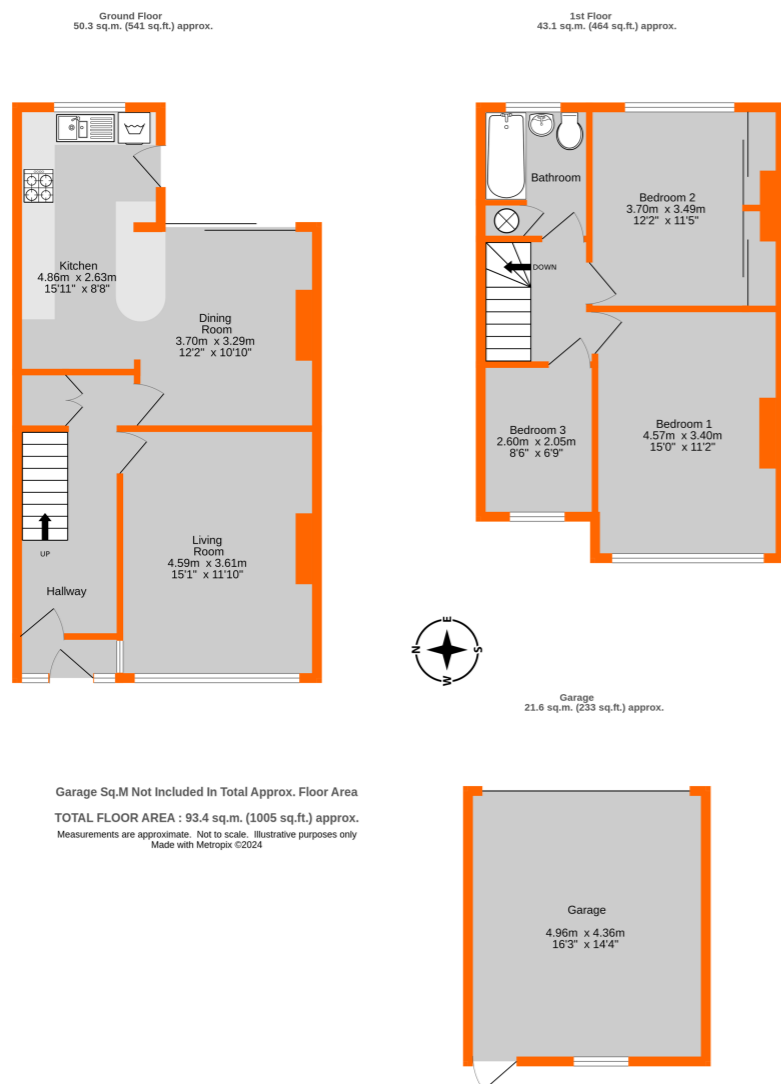


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>86</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Beckenham Office - 020 8650 2000

103 Upper Elmers End Road, Beckenham, Kent, BR3 3QX

**£525,000 Freehold**

- Three bedrooms
- Bathroom with coloured suite
- 15'1" x 11'10" Living room
- Dining room with sliding doors to garden
- Extended kitchen
- Scope to extend subject to planning permission
- Close to station and schools
- 50' Garden & double garage

**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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 103 Upper Elmers End Road, Beckenham, Kent BR3 3QX

This extended 1930's built three bedroom, two reception room terrace house comes to the market on a chain free basis and whilst requiring moderisation is in 'livable' condition, thus giving the incoming purchaser the ideal opportunity to improve the property to their own taste and standard, in their own timescale. There is central heating via radiator and double glazing. The 50' garden has patio and lawn areas with a double garage beyond which has light and power.

### Location

Well located for both Marion Vian and Eden Park High Schools which are 0.2 of a mile away, local shops in Elmers End, with Tesco Supermarket beyond are also 0.2 of a mile away. Elmers End Station with trains to London Bridge and Charing Cross with DLR connection at Lewisham for Canary Wharf, there is also the Tramlink service to Croydon and Wimbledon. Beckenham High Street with its range of shops, bars and restaurants is about 1 mile away



### Ground Floor

#### Entrance Porch

enclosed, front door to

#### Entrance Hall

obscure windows to front, built-in under stairs cupboards, radiator, coving

#### Living Room

4.59m x 3.61m (15' 1" x 11' 10") double glazed windows to front, attractive fireplace with real flame gas fire, two double radiators, coving

#### Dining Room

3.70m x 3.29m (12' 2" x 10' 10") sliding double glazed patio doors to rear, stripped floorboards, two double radiators, wall mounted gas fire with back boiler, coving, open plan to

### Kitchen

4.86m x 2.63m (15' 11" x 8' 8") double glazed windows to rear, double glazed door to garden, fitted with a range of units comprising inset double drainer sink with mixer tap and cupboards under, work surfaces to two walls with cupboards and drawers under, built-in electric oven and 4 ring gas hob with extractor fan over, eye level cupboards to two walls, built-in breakfast bar

### First Floor

#### Landing

built-in storage cupboard, access to mostly boarded loft with light, coving

#### Bedroom 1

4.57m x 3.40m (15' 0" x 11' 2") double glazed windows to front, double radiator, picture rail, coving

#### Bedroom 2

3.70m x 3.49m (12' 2" x 11' 5") double glazed windows to rear, fitted wardrobes to one wall with hanging rail, storage space and shelving, coving, double radiator

### Bedroom 3

2.60m x 2.05m (8' 6" x 6' 9") double glazed windows to front, double radiator, picture rail, coving

### Bathroom

obscure double glazed windows to rear, fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, low level toilet, tiling to four walls, radiator, vinyl floor, built-in airing cupboard housing hot water tank with immersion heating, coving, spotlights

### Outside

#### Garden

50' with with patio area, lawn, timber shed

#### Double Garage

4.96m x 4.36m (16' 3" x 14' 4") with light and power, up and over door to rear

### Council Tax

Band E