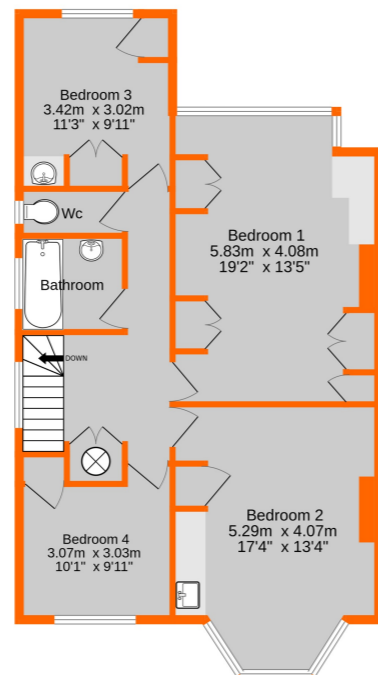
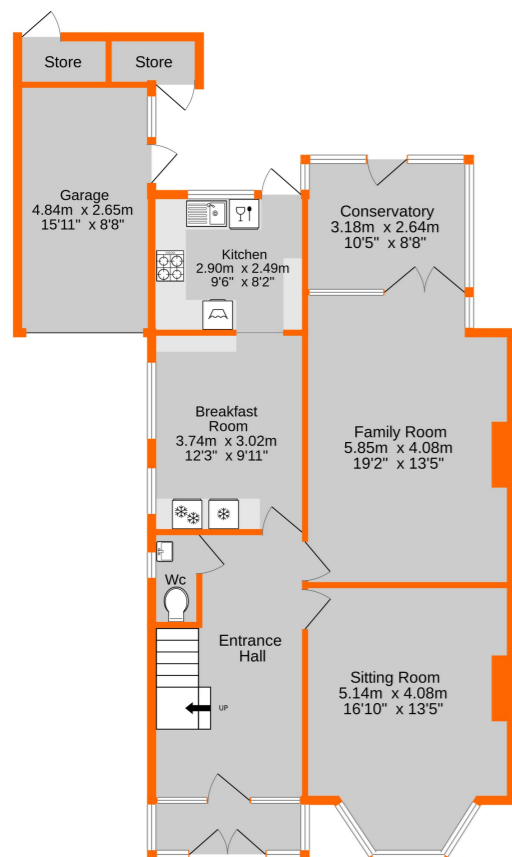


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
89.5 sq.m. (963 sq.ft.) approx.

1st Floor
77.7 sq.m. (837 sq.ft.) approx.



Garage & External Store Sq.M Not Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 167.2 sq.m. (1800 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023

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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 For further details please visit our website - www.proctors.london



Viewing by appointment with our Park Langley Office - 020 8658 5588

34 Whitmore Road, Beckenham, Kent BR3 3NT

£900,000 Freehold

- Impressive semi detached house
- Easy access to centre of Beckenham
- Large reception rooms and conservatory
- Parking beside house plus garage
- Sought after and popular location
- Kitchen and separate breakfast room
- Four generous double bedrooms
- Scope to modernise and improve

34 Whitmore Road, Beckenham, Kent BR3 3NT

Extremely spacious semi detached house in great location with easy access to central Beckenham and Croydon Road Recreation Ground, available via our PARK LANGLEY OFFICE. Generous accommodation including four double bedrooms off landing plus bathroom and separate w.c. Off the very generous hall there is a downstairs cloakroom as well as two impressive reception rooms and a breakfast room with kitchen beyond, overlooking the garden. Work needed to update the property with wonderful potential to create an outstanding family home and possible scope for extension or loft conversion, similar to others on the road, subject to planning permission and other necessary consents. 25m (80ft) rear garden with useful store rooms to rear of garage and parking to front and beside the house.

Location

Whitmore Road is possibly the best of the roads between Village Way and Croydon Road with Croydon Road Recreation Ground to the rear of houses on this side of the road. The popular Balgowan Primary School is in the vicinity and Beckenham High Street is approximately half a mile away with a good range of shops, restaurants and other amenities. Clock House station (London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham) and Beckenham Junction station (Victoria and Blackfriars) are both about a mile away whilst from both Beckenham Junction and Elmers End there are also trams to Croydon and Wimbledon.



Ground Floor

Enclosed Porch

3.05m x 0.80m (10'0 x 2'7) tiled floor, attractive colour stained leaded light windows to either side and replacement double glazed windows surrounding double doors

Entrance Hall

5.63m x 3.03m (18'6 x 9'11) includes cupboard beneath stairs, picture rail, large radiator, secondary glazed leaded light windows beside original front door

Cloakroom

low level wc, wash basin, wall tiling with mirror, double glazed window to side

Sitting Room

5.14m max x 4.08m max (16'10 x 13'5) includes tiled fireplace with disconnected gas fire, radiator, fitted storage unit and display cabinet beside chimney breast, wide bay with double glazed windows to front

Dining/Family Room

5.85m max x 4.08m max (19'2 x 13'5) includes brick fireplace with display shelf either side, radiator, double glazed doors to conservatory and double glazed windows with side return

Older Conservatory

3.18m x 2.64m (10'5 x 8'8) tiled floor, windows to side and rear plus door to terrace

Breakfast Room

3.74m x 3.02m (12'3 x 9'11) work surface with cupboards and drawers beneath plus space for fridge and freezer, radiator, further cupboards surrounding hatch to kitchen, radiator, double glazed windows to side, arched opening to kitchen

Kitchen

2.9m x 2.49m (9'6 x 8'2) range of base cupboards and drawers plus space for slimline dishwasher and washing machine beneath work surfaces, 1½ bowl single drainer stainless steel sink with mixer tap, slot-in cooker with 4-ring gas hob, wall cupboards, Worcester wall mounted gas boiler, wall tiling, double glazed window and door to garden

First Floor

Landing

5.43m max x 3.02m max (17'10 x 9'11) includes staircase with attractive secondary glazed leaded light window to side, full height airing cupboard with slatted shelves above insulated hot water cylinder, hatch to loft with light and ladder

Bedroom 1

5.83m x 4.08m max (19'2 x 13'5) includes fitted wardrobes to one side of chimney breast with high level cupboards above, dressing table with drawers, radiator, window seat with storage lockers beneath double glazed window to rear with side return

Bedroom 2

5.29m max x 4.07m max (17'4 x 13'4) includes wash basin set into tiled surround with cupboard beneath plus further tiled surface with additional cupboards under and matching wardrobe, radiator, wide bay with double glazed windows to front

Bedroom 3

3.42m x 3.02m (11'3 x 9'11) includes built-in cupboard and wash basin set into tiled surround with cupboard beneath, further base cupboards with large double cupboard above, radiator beneath double glazed window to rear



Bedroom 4

3.07m max x 3.03m (10'1 x 9'11) includes built-in cupboard, radiator, double glazed window to front

Bathroom

2.06m x 1.89m (6'9 x 6'2) panelled bath with mixer tap and shower attachment, pedestal wash basin, radiator and heated towel rail, wall cabinet, wall tiling with mirror above basin, double glazed window to side

Separate WC

low level suite, double glazed window to side

Outside

Front Garden

driveway parking with drive extending beside house to access garage plus area of garden in front of house with lawn and paving to front door

Garage

4.84m x 2.65m (15'11 x 8'8) up and over door, light and power, window and door to terrace

Rear Garden

about 24.7m x 10.5m (80ft x 34'6) paved terrace with doors out from conservatory and kitchen, outside lights and water tap, then laid to lawn with established shrubs and trees with pathway to one side of garden, raised beds and further paved area to far end, outside store cupboard beside door to garage plus additional storage to rear of garage with power

Additional Information

Council Tax

London Borough of Bromley - Band F

