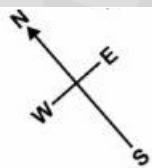


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Gainsborough Close BR3
Gross Internal Area 481 sq ft 44.6 sq metres

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 fee 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



Viewing by appointment with our Beckenham Office - 020 8650 2000

1 Gainsborough Close, Beckenham, Kent BR3 1QY
£335,000 Freehold

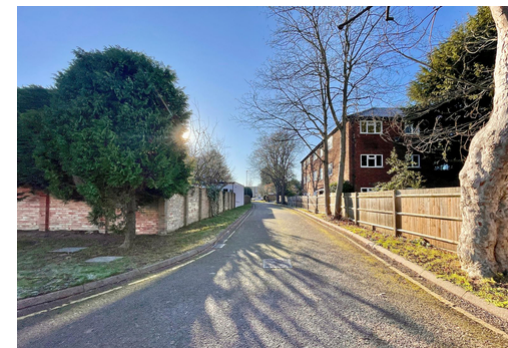
- End terrace house
- One bedroom
- Central quiet location
- Re-modelled bathroom
- Re-fitted kitchen
- Private gardens
- Allocated parking
- Gas central heating & double glazed

1 Gainsborough Close, Beckenham, Kent BR3 1QY

A fantastic opportunity and rarely available to purchase modern end terrace one bedroom freehold house ideal to a first time buyer, investor or someone downsizing or indeed as a 'Pied-a-terre' as it is only minutes from several stations to London. Offered 'chain free' and in great order throughout having been modernised and updated by the current vendors over the years including renewed consumer unit, re-modelled kitchen, bathroom and cloakroom, replaced sealed unit double glazed sliding doors and windows as well as renewed combination boiler. Outside is a private garden and single allocated parking space as well as ample visitor parking.

Location

Occupying a quiet location off the ever popular Brackley Road, a wide tree lined road with frequent bus services. Within half a mile of both New Beckenham (Charing Cross and London Bridge) and Beckenham Junction Station (Victoria) and tramlink to East Croydon and Wimbledon. There are parks closeby including Beckenham Place Park and schools for all ages as well as the extensive shopping and social facilities Beckenham High Street offers.



Ground Floor

Entrance door to

Entrance Hall

tiled floor

Cloakroom

re-modelled white suite of toilet with concealed cistern, wash basin with mixer tap and cupboard below, window to front, tiled floor

Reception Room

4.29m x 4.06m (14' 1" x 13' 4") replaced glazed sliding doors onto rear garden, large cupboard understairs, fuse box and electric light

Kitchen

2.03m x 2.01m (6' 8" x 6' 7") re-fitted with base cupboards, drawers and wall cupboards, worktops, inset 4 ring gas hob, extractor hood over, oven under, stainless steel sink unit with mixer tap, plumbing and space for Bosch washing machine, under counter fridge, partly tiled walls, window to front, wall mounted Worcester combination gas boiler

Stairs to

First Floor

Landing

trap to loft

Bedroom

3.48m x 3.12m (11' 5" x 10' 3") window to rear, built-in shelved storage cupboard and wardrobe/storage cupboard

Bathroom

re-modelled, panelled bath with mixer tap and shower hand spray, glazed screen, wash basin with mixer tap, cupboard below, toilet with concealed cistern, replaced Velux window to front, partly tiled walls, chrome heated towel rail

Outside

Rear Garden

fenced to boundaries, currently completely paved and so a blank canvas, but this could be a fantastic private garden for any budding green fingered gardeners!

Parking

allocated single parking space to front, ample visitor parking available within the development

Service Charge

vendor has confirmed the service charge is £496 per annum

Additional Details

Council Tax
London Borough of Bromley - Band C
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

