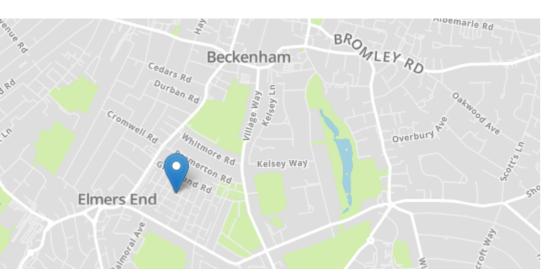
Park Langley Office

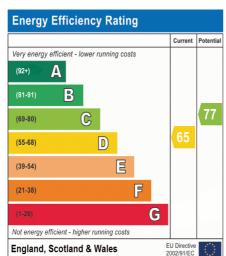
104 Wickham Road, Beckenham, BR3 6QH

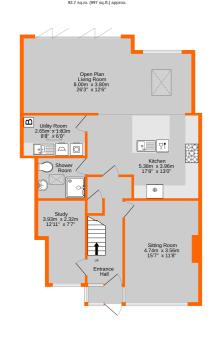
2 020 8658 5588

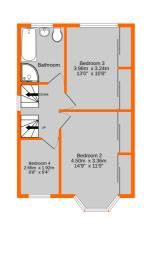
parklangley@proctors.london















Garage Sq.M Not Included In Total Approx. Floor Area

TOTAL FLOOR AREA: 164.8 sq.m. (1774 sq.ft.) approx.

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Disdaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of th 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



Park Langley Office

- 104 Wickham Road, Beckenham, BR3 6QH
- **2** 020 8658 5588
- parklangley@proctors.london











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

50 Gordon Road, Beckenham, Kent BR3 3QF £950,000 Freehold

- Outstanding family home in great location
- Superb open plan living room/kitchen
- Four bedrooms with fab top floor suite
- Attractive rear garden with sunny aspect
- Extended to give exceptional living space
- Lovely sitting room, study and utility room
- Large bathroom and two shower rooms
- Easy access to High Street and stations









50 Gordon Road, Beckenham, Kent BR3 3QF

Offered for sale by our Park Langley office - Truly exceptional end of terrace property with fabulous family accommodation and delightful garden enjoying best of the afternoon sunshine. The current owners have invested considerable money and effort to extend the property, now boasting magnificent ground floor living space extended to side and rear, that can't fail to impress. Fitted kitchen open plan to beautiful living room across rear having dining area and living space overlooking the garden with bi-fold doors to terrace. This living room has underfloor heating that continues to the other rooms in the side extension - an excellent study, shower/cloakroom and utility room. Loft conversion provides a large main bedroom with fitted wardrobes and lovely en suite shower room. Off road parking to front and garage plus decking at end of garden.

Location

Gordon Road is a quiet road running between Birchwood Avenue and Broomfield Road, ideally positioned for Eden Park High School a short distance away in Balmoral Avenue, with Harris Academy and Langley Park Schools also in the vicnity. Local shops and restaurants can be found on Croydon Road and from Elmers End Station there trains to central London with DLR connection at Lewisham as well as trams to Croydon and Wimbledon. Beckenham High Street is about a mile away and Tesco superstore is about half a mile away. Bus routes are available on Croydon Road to Eden Park, Shortlands and Clockhouse stations.











Ground Floor

Enclosed Porch

 $1.79m \times 0.85m \max (5'10 \times 2'9)$ double glazed windows and entrance door

Entrance Hall

4.98m x 1.74m (16'4 x 5'9) includes cupboard beneath stairs, wood strip flooring, upright radiator, leaded light windows beside and above front door

Impressive Kitchen

5.38m max x 3.96m max (17'8 x 13'0) base cupboards and drawers including deep pan drawers plus easy access corner storage, integrated dishwasher (to be removed), bin unit and wine cooler (to be removed) beneath quartz work surfaces including large island unit with inset mixer tap and 1½ bowl stainless steel sink, cooker hood above Belling range, eye level cupboards, full height cupboard and pull out larder beside space for American fridge/freezer, upright radiator, wood finish flooring

Open Plan Living Room

8m x 3.8m max (26'3 x 12'6) wood finish flooring with underfloor heating, dining area by kitchen with double glazed window to rear and Velux window plus spacious living area with double glazed bi-fold doors to garden

2.65m x 1.83m (8'8 x 6'0) 1½ bowl single drainer stainless steel sink set into work surface with cupboards and drawers beneath plus space for washing machine and dryer, eye level cupboards, Potterton wall mounted gas boiler, underfloor heating, double

Shower/Cloakroom

2.32m x 1.92m (7'7 x 6'4) tiled shower with sliding door, low level wc, wash basin with mixer tap having base cupboards and drawers beneath, chrome heated towel rail, mirror above basin, wood finish flooring with underfloor heating, extractor fan, double glazed Velux window





4.74m x 3.56m (15'7 x 11'8) includes handsome fireplace with electric flame effect fire, wood strip flooring, radiator beneath large double glazed window to front having plantation shutters

3 93m x 2 32m (12'11 x 7'7) wood strip flooring with underfloor heating, double glazed window to front with plantation shutters

Landing

2.55m x 2.1m max (8'4 x 6'11) includes stairs to top floor, double glazed window to side

4.5m x 3.36m (14'9 x 11'0) includes full length range of fitted wardrobes, wood finish flooring, radiator, wide bay with double glazed windows to front having plantation shutters

3.96m x 3.24m max (13'0 x 10'8) includes full length fitted wardrobes to one wall, radiator, wood finish flooring, double glazed window to rear with plantation shutters

2.65m x 1.92m (8'8 x 6'4) wood finish flooring, radiator, double glazed window to front

2.7m x 2.07m (8'10 x 6'9) white bath with mixer tap and shower attachment, wash basin with double cupboard beneath, low level wc, corner tiled shower with sliding doors, wall tiling, chrome heated towel rail, tiled floor, double glazed window to rear

Second/Top Floor

Small Landing

high level double eaves cupboard above stairs plus further cupboard opposite, double glazed Velux window





4.83m x 3.17m max (15'10 x 10'5) plus three double cupboards/wardrobes beneath pair of double glazed Velux windows to front, matching built-in wardrobes and cupboard upright radiator, double glazed window to rear with plantation shutters

2.11m x 1.39m (6' 11" x 4' 7") full width tiled shower with sliding door, wash basin having double cupboard beneath and low level wc to one side, tiled walls, chrome heated towel rail, tiled floor, extractor fan, double glazed window to rear

Front Garden

wide paved driveway providing parking for 2 cars

about 23.75m max x 11.7m max (78ft x 38'6) extensive paved terrace enjoying sunny south westerly aspect benefiting from the best of the afternoon sunshine with bi-fold doors out from living room, outside lights, power point and tap, laid to lawn beyond with stepping stone pathway to far end with decking beside

5.4m x 3.7m (17'9 x 12'2) panelled up and over facing rear access, light and power with trip fuses, double glazed window and door to garden

Additional Information

Council Tax

London Borough of Bromley - Band E

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