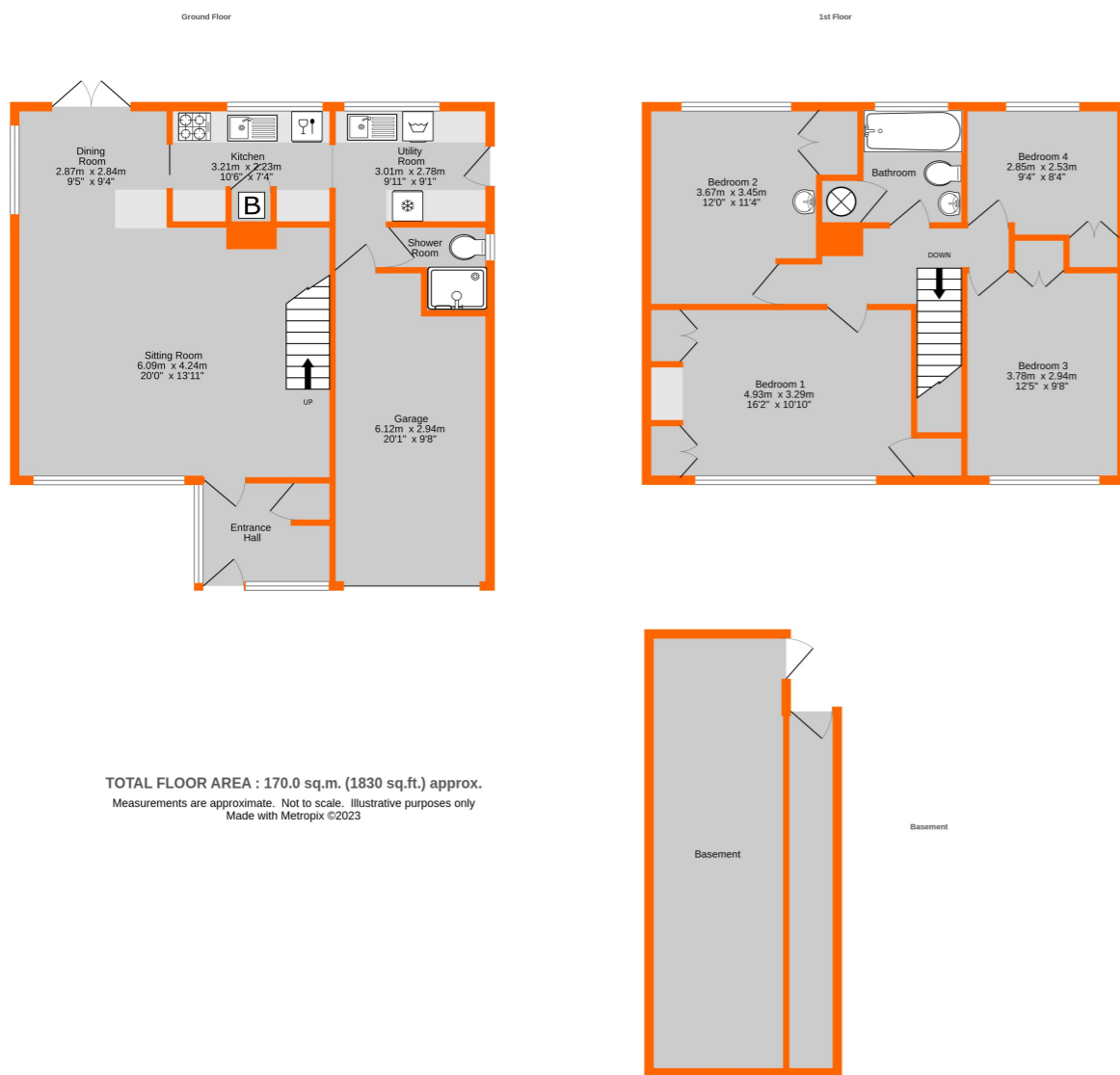


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 54 | 73 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



TOTAL FLOOR AREA : 170.0 sq.m. (1830 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



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

9 Thornton Dene, Beckenham, Kent BR3 3ND

£900,000 Freehold

- Fabulous location for High Street
- Four good size bedrooms
- Impressive tandem length basement
- Low maintenance garden with summerhouse
- Quiet cul-de-sac position
- Open plan living room
- Integral garage plus driveway parking
- Near Kelsey Park and stations

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



9 Thornton Dene, Beckenham, Kent BR3 3ND

There are few desirable locations so close to Beckenham High Street in such a quiet location as Thornton Dene. Please contact our PARK LANGLEY office to view this four bedroom property sitting amongst houses of a similar era, known for open plan accommodation. In this instance there is a large sitting room and dining room adjacent to the kitchen with utility at the far end. The four good size bedrooms are served by the family bathroom to the first floor but the biggest surprise is the tandem length, full head height basement which sits beneath the integral garage, accessed from the low maintenance rear garden with paved terrace areas and central lawn. This has been a much loved family home for many years which shows in the beautifully planted front garden beside the driveway and provides the opportunity for the next owners to modernise to their preference.

Location

Conveniently close to Beckenham High Street with its excellent range of shops, restaurants and cinema, Thornton Dene can be found off Greenways which, in turn, is off Manor Way and there is a private gate from Thornton Dene to Kelsey Lane giving easy access to the High Street. Beckenham Junction station is about half a mile away with trains to Victoria and The City as well trams to Croydon and Wimbledon and from New Beckenham there are trains to London Bridge with DLR connection at Lewisham. Popular local sports clubs include David Lloyd, Langley Park Golf Club and Park Langley Tennis Club.



Ground Floor

Entrance Hall

double glazed windows to side and front with double glazed insert to front door, hardwood floor, coat cupboard

Sitting Room

6.09m max x 4.24m max (20' 0" x 13' 11") to include recess beneath staircase and understairs cupboard, brick fireplace surround with wooden mantle having fitted gas fire, large double glazed window to front, large opening to

Dining Room

2.87m x 2.84m max (9' 5" x 9' 4") hardwood floor, double glazed window to side and pair of double glazed doors to rear garden, sliding door to

Kitchen

3.21m x 2.23m max (10' 6" x 7' 4") wood fronted base cupboards and drawers plus matching eye level units, wine rack, work surfaces with inset stainless steel sink and drainer with mixer tap, Neff extractor hood above 4-ring gas hob, electric double oven with tall shelved cupboard beside, integrated dishwasher, wall tiling, deep cupboard housing Johnson & Starley boiler for warm air heating, double glazed window to rear, arched opening to

Utility Room

3.01m max x 2.78m max (9' 11" x 9' 1") to include recess with door to garage, wood fronted base cupboards and drawers plus matching eye level units, full height shelved cupboard, work surfaces, inset stainless steel sink and drainer with mixer tap, space for undercounter fridge, plumbing for washing machine, wall tiling, double glazed window to rear, glazed panelled stable door to side

Shower Room

1.82m max x 1.69m max (6' 0" x 5' 7") large tiled shower cubicle with glazed hinged door, white low level wc, wall mounted Adelphi basin with tiled splashback and cupboard beneath, wall light and shaver point, further wall tiling, electric wall mounted heater, double glazed window to side

First Floor

Landing

3.78m max x 1.36m max (12' 5" x 4' 6") loft hatch with retractable ladder

Bedroom 1

4.93m max x 3.29m (16' 2" x 10' 10") to include fitted pair of double wardrobes with dressing table with drawers beneath, deep built-in wardrobe, large double glazed window to front

Bedroom 2

3.67m x 3.45m (12' 0" x 11' 4") plus built-in double wardrobe, wall mounted wash basin with tiled splashback, wall light and shaver point, double glazed window to rear

Bedroom 3

3.78m x 2.94m (12' 5" x 9' 8") plus built-in double wardrobe, double glazed window to front

Bedroom 4

2.85m max x 2.53m max (9' 4" x 8' 4") plus built-in shelved double cupboard, double glazed window to rear



Family Bathroom

2.21m x 1.91m (7' 3" x 6' 3") white panelled bath with mixer tap, low level wc with concealed cistern and wash basin with mixer tap recessed onto vanity surface with cupboard beneath, fully tiled walls, wall light and shaver point, shelved airing cupboard housing hot water cylinder with water fed radiator, double glazed window to rear

Outside

Front Garden

block paved driveway providing off street parking, area of lawn, flower and shrub borders

Garage

6.12m max x 2.94m max (20' 1" x 9' 8") accessed via electrically operated roller door from driveway, power and light, gas and electricity meters, fuse box

Rear Garden

15.29m x 12.41m (50' 2" x 40' 9") full width paved terrace with pathways either side surrounding shrub borders, central lawn, large paved terrace to far end providing sun trap, small timber shed, large summerhouse, water tap, gated access to front, paved steps down to

Large Basement

8.79m x 2.7m (28' 10" x 8' 10") with light and power, accessed externally via path beside house

Storage

6.85m x 0.95m (22' 6" x 3' 1") half height basement storage area with light

Additional Information

Council Tax

London Borough of Bromley - Band G

