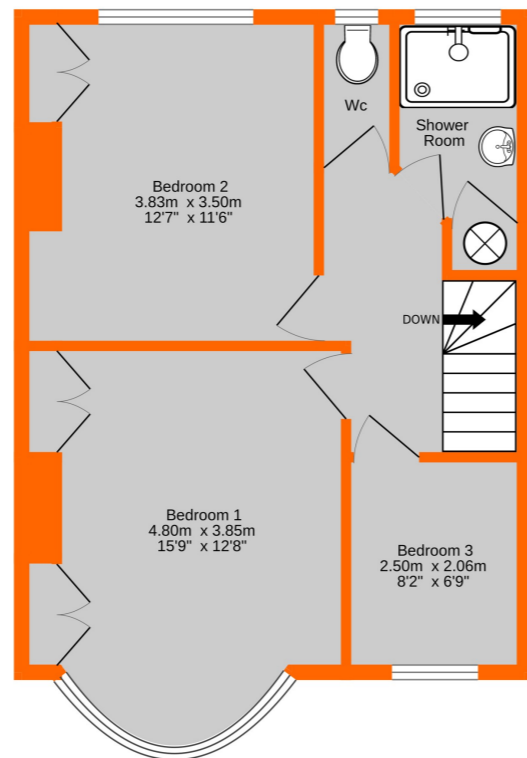
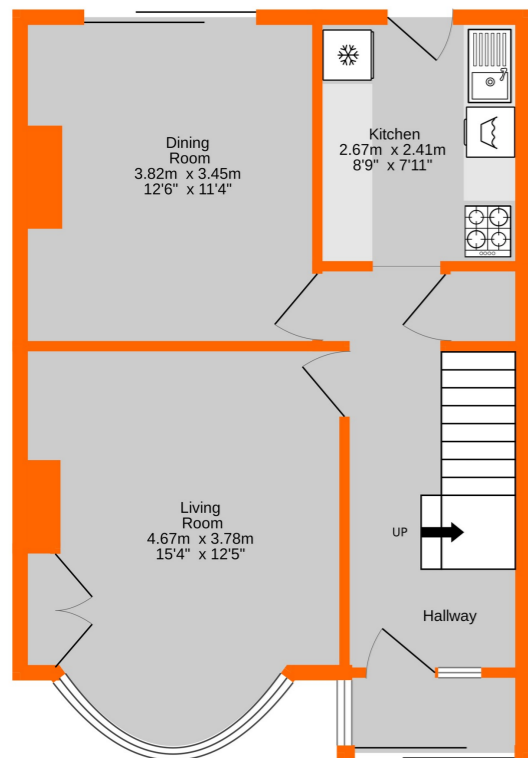


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
47.4 sq.m. (511 sq.ft.) approx.



1st Floor
45.4 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA : 92.9 sq.m. (1000 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with MetroPix ©2024

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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Viewing by appointment with our Beckenham Office - 020 8650 2000

35 The Drive, Beckenham, Kent BR3 1EE

£730,000 Freehold

- 1930s Mid terrace house
- Three bedrooms
- Great central location
- 115' west facing rear garden
- Chain Free
- Gas central heating and double glazing
- Requires modernisation
- Close to Stations and High Street

35 The Drive, Beckenham, Kent BR3 1EE

Occupying a very central location only minutes from the High Street and Station, this 1930s built home offers great family accommodation, loved and cared for over the years but by today's standards does require modernisation and updating but it gives a buyer the opportunity to put their own stamp and alter to their own taste. Having the original layout of sitting and dining rooms, fitted kitchen and three bedrooms, bathroom (now a shower room having been re-fitted) and separate WC. The garden does require attention but is very sunny being West facing and approximately 115' deep. There is a garage at the bottom which does require replacing

Location

The Drive connects the High Street with Rectory Road a very sought after location within minutes of shops, bars and restaurants, cinema, coffee shops, Spa Leisure Center and Library, all easily walk-able, Close by is Beckenham Junction Station (Victoria/Blackfriars/London Bridge) and Tramlink with Clockhouse Mainline Station within half a mile, schools for all ages and parks are available within the vicinity, together with parks including Croydon Road Recreational Ground, Beckenham Place Park and Kelsey Park



Ground Floor

Enclosed Porch

replaced entrance door and side window to

Entrance Hall

under stairs recess and cupboard having electric meter and fuse box

Living Room

4.67m x 3.78m (15' 4" x 12' 5") bay to front, fireplace with fitted gas fire real flame (not tested) with marble hearth and back, wooden surround, original cupboard to side

Dining Room

3.82m x 3.45m (12' 6" x 11' 4") original tiled fireplace and hearth, sealed unit double glazed sliding doors onto garden, hatch to

Kitchen

2.67m x 2.41m (8' 9" x 7' 11") replaced base and wall cupboards, drawers, worktops, inset stainless steel sink with mixer tap, cooker space, fridge/freezer space, partly tiled walls, window and single glazed door to rear, plumbing and space for washing machine, Ideal wall mounted gas boiler

Stairs to

First Floor

Landing

trap to loft

Bedroom 1

4.80m x 3.85m (15' 9" x 12' 8") bay to front, range of wardrobes with storage cupboards over

Bedroom 2

3.83m x 3.50m (12' 7" x 11' 6") window to rear

Bedroom 3

2.50m x 2.06m (8' 2" x 6' 9") window to front

Bathroom

re-fitted, now shower room, enclosed double shower with glazed sliding door, pedestal wash basin with mixer tap, corner cupboard houses hot water cylinder, window to rear

Separate WC

toilet, window to rear

Outside

Rear Garden

115' deep, in need of clearance and garden to front

Garage

at the bottom of the garden, needs replacing

Council Tax

Band E

