



Viewing by appointment with our Beckenham Office - 020 8650 2000

## 247 Kent House Road, Beckenham, Kent BR3 1JQ

### £925,000 Freehold

- Victorian semi-detached house
- Popular location, great for transport
- Garage & parking
- Two receptions & conservatory
- Four bedrooms
- In need of modernisation
- Utility room & cloakroom
- 140' mature gardens

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This attractive Victorian family home, by todays standards, does require modernisation and redecoration but has been lovingly cared for and updated by the vendors who, initially when first purchased converted the home back to one house from two former flats. There is gas radiator central heating, replaced uPVC sealed unit double glazed sash windows and conservatory together with numerous original character features. This period home offers extensive accommodation for a growing family and could be easily extended further if required (STPP). Outside the house is set back from the road with driveway parking and mature front gardens, shared driveway then leads to a renewed garage and the rear garden, which is a particular feature being 140' deep, landscaped and ready to be enjoyed with garden pond and vegetable patch

### Location

Conveniently located opposite the junction with Thesiger Road, local shops and bus services. Located within a mile of Kent House Station (Victoria and Blackfriars), New Beckenham Station (London Bridge, Charing Cross and DLR connection at Lewisham and Tram Link at Clockhouse Station to Croydon and Wimbledon. Penge High Street with its shopping and social amenities is 0.5 of a mile with Alexandra Infants School within that distance together with Cator Park and School. Beckenham High Street with its more extensive shopping, bar and restaurants is a mile away with Beckenham Spa Leisure Centre and cinema en-route.



### Ground Floor

#### Enclosed Porch

original entrance door with glazed inserts, some original stained glass leaded lights, to

#### Entrance Hall

picture rail, staircase to first floor with cupboards below housing gas and electric meters

#### Sitting Room

4.30m x 4.09m (14' 1" x 13' 5") sash windows to front, electric fireplace with stone hearth and back, ormate wooden surround

#### Dining Room

4.30m x 3.08m (14' 1" x 10' 1") painted marble fireplace, tiled hearth, original casement doors and high level windows onto

#### Replaced Conservatory

2.40m x 2.35m (7' 10" x 7' 9") sealed unit double glazed roof, sealed unit double glazed double door and window onto garden

#### Kitchen/Breakfast Room

3.82m x 2.80m (12' 6" x 9' 2") base and wall cupboards, drawers, worktops, old range recess houses gas boiler, window to side, plumbing and space for slim-line dishwasher, cooker recess, extractor over, partly tiled walls, further built-in storage and built-in larder, door to

#### Utility Room

stainless steel single sink unit with mixer tap, cupboards and drawers below, worktops, plumbing and space for washing machine, sash window to side and replacement semi-glazed door to rear

#### WC

window to rear, high level suite

### First Floor

#### Landing

window to side, trap to loft

#### Bedroom 1

3.85m x 3.47m (12' 8" x 11' 5") range of fitted wardrobes and cupboards, dresser unit, windows to front, interconnecting door to bedroom 4

#### Bedroom 2

4.32m x 3.16m (14' 2" x 10' 4") window to rear, picture rail, fitted double wardrobe/cupboard

#### Bedroom 3

3.33m x 3.32m (10' 11" x 10' 11") window to rear, fireplace recess with fitted cupboard, vanity unit inset wash basin with cupboard below, range of wardrobes along one wall

#### Bedroom 4

2.87m x 2.13m (9' 5" x 7' 0") window to front, interlocking door with bedroom 1

#### Bathroom

panel bath with mixer tap and shower over, wash basin, windows to side

#### Separate WC

window to side, toilet

#### Outside

#### To the Front

double gates lead to drive parking for several cars, mature garden and lawn, shared driveway leads between houses to

### Garage

renewed semi detached garage, up and over door to front, door to side

The garage is a shared structure and needs mutual consent to perform any structural changes, the driveway is shared access and needs to remain in order for both properties to gain access to the garage.

### Rear Garden

140' deep, mature well established garden, laid to lawn, flower/shrub beds, various out buildings including shed, summerhouse and greenhouse, garden pond a particular feature of the property

### Agents Note

Council Tax  
London Borough of Bromley - Band E  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
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