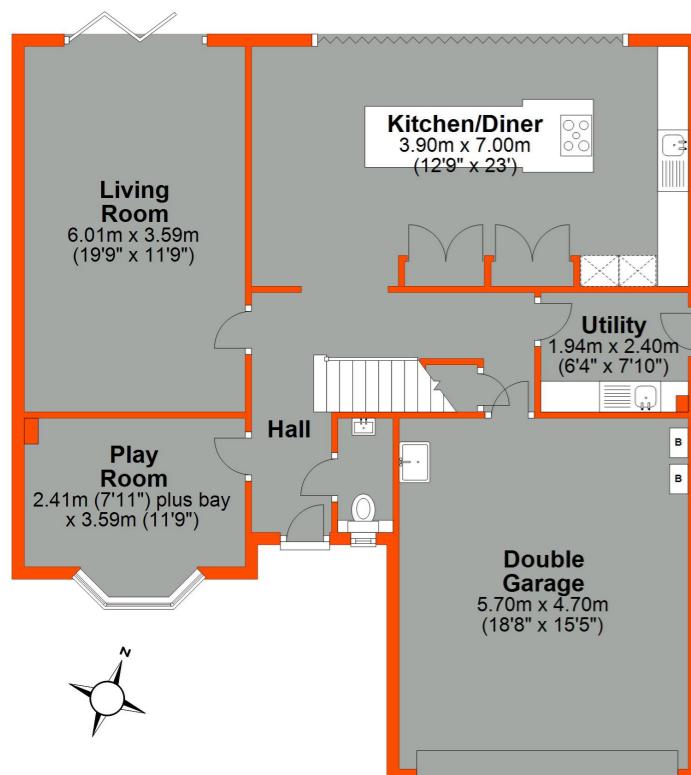


### Ground Floor

Approx. 105.4 sq. metres (1134.3 sq. feet)



Total area: approx. 202.6 sq. metres (2180.5 sq. feet)

**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 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](http://www.proctors.london)



Viewing by appointment with our Shirley Office - 020 8777 2121

**94 Brabourne Rise, Beckenham, Bromley, Kent BR3 6SH**

**£4,250 pcm**

- Detached Family Home
- 5 Bedrooms, 3 Bathrooms
- Double Garage
- Luxury Fitted Kitchen

- Excellent Location
- Contemporary Living Accommodation
- Secluded Garden
- Immediately Available

## 94 Brabourne Rise, Beckenham, Bromley, Kent BR3 6SH

Splendid detached 5 bedroom contemporary family home with spacious living accommodation with neutral decoration throughout. The property boasts 5 bedrooms with en-suites to bedrooms 1 and 2, a utility room, 2 separate reception rooms (one with bifolding doors) quality integrated fitted kitchen/breakfast room with bifolding doors, double garage. Both rooms with bifolding doors open onto an extremely large patio area in the rear garden, which is secluded and has a large central lawn.

### Location

Park Langley continues to be extremely popular, with a variety of amenities nearby, some of which include shops, Unicorn and Langley Park primary schools, both Langley Boys and Girls secondary schools, plus Beckenham Junction and Beckenham Tram Terminal. Beckenham Town Centre is also nearby with a selection of popular shops and restaurants



### GROUND FLOOR

#### Canopied Entrance Porch

Exterior lighting.

#### Entrance Hall

Multipaned entrance door, coved ceiling, inset lighting, understairs storage cupboard, integral door to garage.

#### Cloakroom

UPVC double glazed leaded light translucent window to front, concealed low level WC, wall mounted square wash hand basin with fitted mirror above, fully tiled with mosaic feature.

#### Reception Room One

Bifold doors leading to garden, feature wall, fitted storage units, radiators, inset lighting, coved ceiling, fitted carpet.

#### Reception Room Two

UPVC double glazed leaded light bay window to front, coved ceiling, radiators, inset lighting, fitted carpet.

#### Fitted Kitchen/Breakfast Room

Bifold doors leading onto the garden, comprehensive selection of fitted wall and base units incorporating drawers and Corian inset sink unit with matching trim, splashback tiling, gas hob set to Corian work surfaces, large breakfast bar, concealed fridge and freezer, eye level stainless steel ovens, integrated dishwasher, radiators, inset lighting.

#### Utility Room

Half glazed door to side, selection of fitted white high gloss wall and base units incorporating stainless steel sink unit, ample work surfaces, washing machine and tumble dryer.

### FIRST FLOOR

#### Landing

Access to loft, fitted cupboard, inset lighting, coved ceiling, fitted carpet, radiator.

#### Bedroom One

UPVC double glazed leaded light window to front, coved ceiling, inset lighting, radiator, fitted carpet.

#### Dressing Area

UPVC double glazed translucent window to side, mirror fronted fitted wardrobes, radiator, fitted carpet.

#### En Suite Shower Room

UPVC double glazed leaded light translucent window to front, large walk-in shower, concealed low level WC, twin Corian wash hand basins set to vanity unit with fitted mirrors and lighting over, low level WC, inset lighting, coved ceiling, tiled under floor heating.

#### Bedroom Two

UPVC leaded light window to rear, radiator, coved ceiling, inset lighting, fitted carpet.

### En Suite Shower Room

UPVC double glazed translucent window to rear, large fitted shower cubicle, wash hand basin set to vanity unit, fitted mirror fronted cabinet above, low level WC, fully tiled, coved ceiling, heated towel rail, ceramic tiled floor.

#### Bedroom Three

UPVC double glazed window to rear, coved ceiling, radiator, inset lighting, fitted carpet.

#### Bedroom Four

UPVC double glazed window to rear, coved ceiling, radiator, inset lighting, fitted carpet.

#### Bedroom Five

UPVC double glazed window to front, fitted wardrobe, coved ceiling, radiator, inset lighting.

#### Family Bathroom

UPVC double glazed window to side, free standing roll top bath with hand held shower attachment, wash hand basin set to granite topped vanity unit, low level WC, wall mounted mirror fronted cabinet, coved ceiling, heated towel rail, inset lighting.

#### EXTERIOR

#### Front and Rear Gardens

The latter being approximately 70' x 40', a particular feature of the property with a large shaped patio across the rear of the property, exterior lighting, side entrance leading down to a large central lawn with established shrubs to either side and second shaped patio area to the rear, child's summer house, extremely secluded. The front garden has a shaped lawn with established shrubs to either side.

#### Garage

Double garage with remote door, fitted shelving.

#### Parking

Remote Gates leading to driveway with parking for two to three vehicles.

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Bromley Band G.

#### Utilities

MAINS - Electricity, Gas, 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)

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT.

(Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fails a Right-to-Rent check, provides

materially significant false or misleading information, or fails to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT'S REQUEST)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL

To make payments towards Energy Efficiency improvement under a Green Deal charge (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

Other Permitted Payments:

- Rent
- Utilities and council tax/TV licence
- Communication services, cable, satellite, installation and subscription
- Default fees
- Any other permitted payments, not included above, under the relevant legislation including contractual damages

TENANT PROTECTION

Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website [www.proctors.london](http://www.proctors.london) or by contacting us direct.