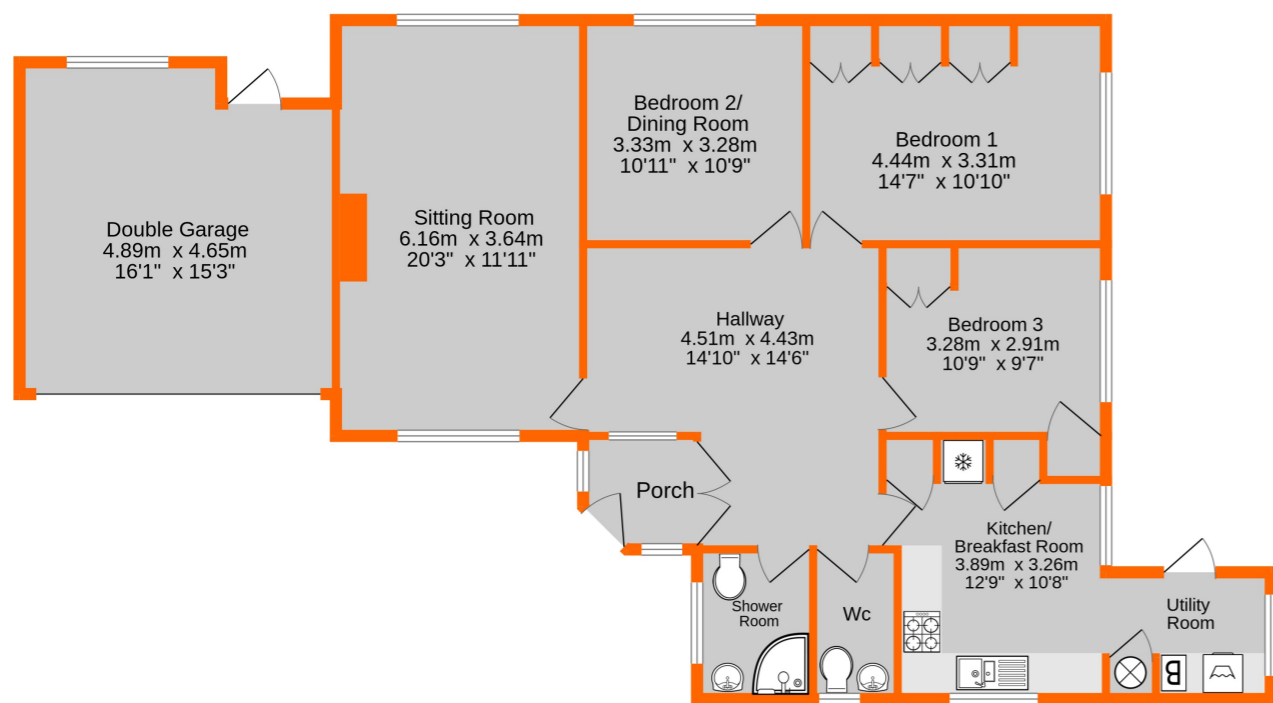


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Detached Bungalow
 122.1 sq.m. (1314 sq.ft.) approx.



Double Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 122.1 sq.m. (1314 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.
 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



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

3 Tulse Close, Beckenham, Kent BR3 6QU

£850,000 Freehold

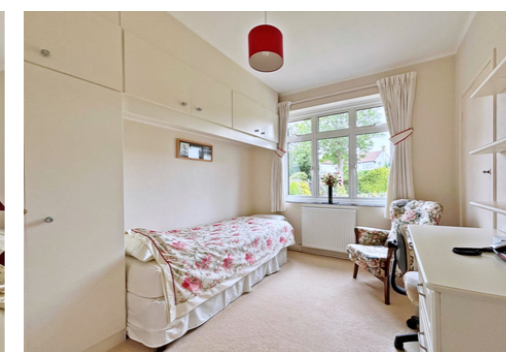
- Lovely detached bungalow in great location
- All accommodation on the ground floor
- Large sitting room and big entrance hall
- Ideal level garden enjoying plenty of sun
- Near Park Langley shops and Kelsey Park
- 3 bedrooms, shower room and separate wc
- Kitchen/breakfast room and utility room
- Driveway parking and useful double garage

3 Tulse Close, Beckenham, Kent BR3 6QU

A HIDDEN TREASURE - Three bedroom detached bungalow in small cul-de-sac close to Kelsey Park and popular Park Langley shops. Generous ground floor accommodation with possible scope to extend into roof space or to rear, subject to planning permission and other consents. Impressive entrance hall gives immediate sense with scope to use as extra reception room in addition to large through sitting room with parquet flooring. THREE BEDROOMS (one used as dining room) plus shower room, separate/second wc and good size kitchen/breakfast room leading to utility room extension. This bungalow needs some modernisation but is a perfect package with lovely level garden of ideal size and double garage. Who knows when there will be another opportunity to purchase such a good bungalow in this sought after location?

Location

Conveniently located for the popular shops on Wickham Road by the Park Langley roundabout, as well as entrances to Kelsey Park, this property is in a small cul-de-sac off Hayes Lane before the turning into Kenwood Drive. Shortlands Station (Victoria/Blackfriars) and Eden Park Station (London Bridge) are a little under a mile away and Beckenham Junction Station is a little further away with trains to Victoria and The City as well as trams to Croydon and Wimbledon. Local sporting facilities include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd Leisure Club on Stanhope Grove. The popular Clare House and Highfield Primary Schools as well as the Langley Park Schools are all less than a mile away.



Ground Floor

Entrance Porch

1.7m x 1.69m (5'7 x 5'7) double glazed windows and door, cupboard concealing gas and electricity meters, glazed panel and double doors to hall

Impressive Hall

4.51m max x 4.43m max (14'10 x 14'6) hatch to loft

Kitchen/Breakfast Room

3.89m max x 3.26m max (12'9 x 10'8) base cupboards and drawers beneath work surfaces, inset 1½ bowl single drainer sink with mixer tap, slot-in cooker with double oven and 4-ring gas hob having pull out hood above, eye level cupboards and shelves, radiator, space for table and chairs, further cupboards beside integrated upright fridge/freezer and space for microwave, wall tiling, double glazed windows to side and rear, arched opening to utility room

Utility Room

2.23m x 1.87m (7'4 x 6'2) Ideal Mexico gas boiler plus space for washing machine beneath work surface, tall cupboard concealing insulated hot water cylinder, wall tiling, eye level cupboards, double glazed window to rear and door to terrace

Sitting Room

6.16m x 3.64m (20'3 x 11'11) attractive parquet flooring, chimney recess with electric flame effect fire, two radiators, double glazed window at both ends of the room

Bedroom 1

4.44m x 3.31m (14'7 x 10'10) includes fitted wardrobes, radiator beneath double glazed window overlooking garden

Bedroom 2/Dining Room

3.33m x 3.28m (10'11 x 10'9) radiator beneath double glazed window to side

Bedroom 3

3.28m x 2.91m (10'9 x 9'7) includes fitted double wardrobe and high level cupboards extending above recess for bed, built in wardrobe/cupboard, radiator beneath double glazed window overlooking garden

Shower Room

2.26m x 1.8m (7'5 x 5'11) corner shower cubicle with curved sliding doors, white low level wc and wash basin with mixer tap having double cupboard beneath, tiled walls including shower, radiator, mirrored cabinet with lights above basin, double glazed window to front

Cloakroom/Separate WC

2.19m x 1.07m (7'2 x 3'6) white low level wc with concealed cistern, wash basin with mixer tap having cupboard beneath, tiled walls with mirror and shelf above basin, radiator, tiled floor, double glazed window

Outside

Double Garage

4.89m x 4.65m (16'1 x 15'3) for two smaller cars - electric roller shutter door, light and power, window and door to rear accessing path to main garden

Rear Garden

about 20m x 15.25m (65ft x 50ft) paved terrace then laid to lawn with neatly tended borders, gate from paved driveway beside property giving easy side access, gravel path from terrace to timber shed and storage area to rear of garage - the surrounding bungalows, with lower roof lines, afford minimal shade and maximum sunshine and with this garden having a westerly aspect to the side boundary it enjoys sun through to the evening

Additional Information

Council Tax

London Borough of Bromley - Band G

