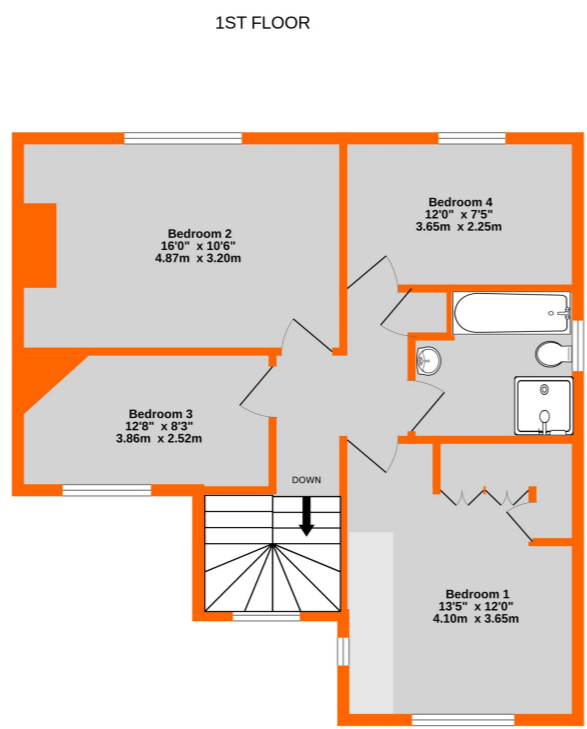
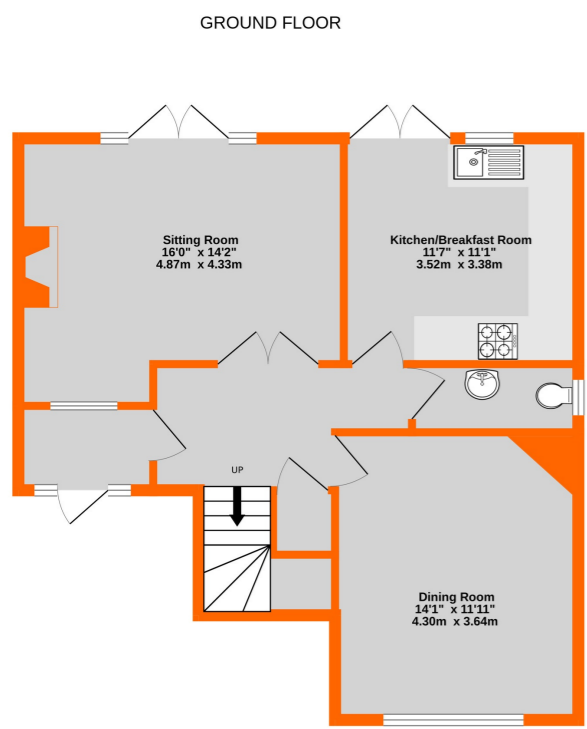


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1428sq.ft. (132.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024



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

8 Den Close, Beckenham BR3 6RP  
**£995,000 Freehold**

- Attractive 'halls adjoining' semi
- Four generous double bedrooms
- Good size kitchen/breakfast room
- Wide plot with garage to side
- Quiet cul-de-sac location
- Two generous reception rooms
- Garage and parking to front
- Choice of exceptional local schools

**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)



## 8 Den Close, Beckenham BR3 6RP

Particularly attractive semi detached house built as a wonderfully symmetrical pair having wide frontage and detached garage beside the property. The generous plot provides a lovely rear garden with full width terrace taking advantage of the sunshine. Arched entrance to enclosed porch leading to attractive entrance hall with wood strip flooring and double doors to sitting room overlooking garden. The dining room is another good size room and the fitted kitchen provides ample storage with views and door to garden. Four well proportioned bedrooms on first floor plus spacious bathroom in addition to downstairs cloakroom. Situated in a small cul-de-sac on the borders of Park Langley, this is a delightful family home with a choice of schools in the vicinity.

### Location

Den Close is off Hayes Lane (Beckenham), between the turnings into Shortlands Road and Kingswood Road. This property is on the south side of the road with Shortlands Station (Victoria/Cannon Street) approximately half-a-mile away along with shops in Shortlands Village. Bromley High Street is about a mile-and-a-quarter away with The Glades Shopping Centre and Bromley South station. The property is within the vicinity of the popular Highfield Primary Schools and the Langley Park Secondary Schools are about a mile away.



### Ground Floor

#### Enclosed Porch

2.01m x 1.32m (6'7" x 4'4") large double glazed unit with windows surrounding entrance door, quarry tiled floor, radiator, original front door to

#### Entrance Hall

3.72m max x 1.78m (12'2" x 5'10") plus large cupboard beneath stairs, wood strip flooring, column radiator

#### Cloakroom

2.49m x 1.02m (8'2" x 3'4") white low level wc, wash basin with mixer tap having cupboard beneath, wall tiling, radiator, wood finish flooring, double glazed window to side

#### Kitchen/Breakfast Room

3.52m x 3.38m (11'7" x 11'1") base cupboards, large drawers and John Lewis integrated dishwasher beneath quartz work surfaces with inset 1½ bowl stainless steel sinks and mixer tap, AEG cooker hood above 5-burner gas hob, built-in electric double oven plus integrated upright fridge/freezer, side wall has extensive cupboards to full height including cupboard concealing wall mounted gas boiler, tiled floor, upright radiator, double glazed window and doors to garden

#### Sitting Room

4.87m max x 4.33m (16'0" x 14'2") includes handsome fireplace with living flame gas fire, two radiators, wood strip flooring, porthole window to porch, double glazed windows and doors to garden

### Dining Room

4.30m x 3.64m (14'1" x 11'11") attractive wood strip flooring, radiator, large double glazed window to front with plantation shutters

### First Floor

#### Landing

2.58m x 1.91m (8'6" x 6'3") plus return staircase with radiator on half landing and double glazed windows to front and side, airing cupboard with Mega-flo hot water cylinder, radiator, hatch to loft

#### Bedroom 1

4.1m x 3.65m (13'5" x 12'0") includes fitted wardrobes, dressing table and drawer unit, radiator, double glazed windows to front and side

#### Bedroom 2

4.87m x 3.2m (16'0" x 10'6") wood finish flooring, radiator, large double glazed window to rear

#### Bedroom 3

3.86m x 2.52m (12'8" x 8'3") radiator, large double glazed window to front

#### Bedroom 4

3.65m x 2.25m (12'0" x 7'5") wood finish flooring, radiator, double glazed window to rear

### Bathroom

2.69m x 2.54m max (8'10" x 8'4") large white panelled bath with mixer tap and shower attachment, wash basin with mixer tap having cupboard and drawers beneath, separate shower cubicle with sliding doors, low level wc, tiled walls, chrome heated towel rail, shaver point, wood finish flooring, double glazed window to side

### Outside

#### Front Garden

wide frontage of approximately 13.65m (45ft) with paved driveway providing parking for two or three cars, path to front door, attractively stocked borders and area of lawn

#### Garage

5.37m x 2.84m (17'7" x 9'4") includes work surface with space beneath for washing machine and tumble dryer, eye level cupboards, light and power, up and over door, window and door to garden

#### Rear Garden

about 24.8m x 13.7m (81ft x 45ft) full width paved terrace then laid to lawn with established borders and timber shed to far end, area beside garage offering side access with gate to front drive

### Additional Information

#### Council Tax

London Borough of Bromley - Band G

