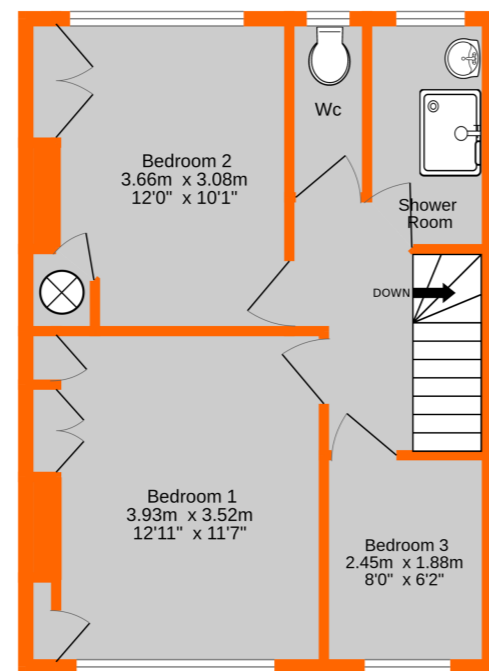
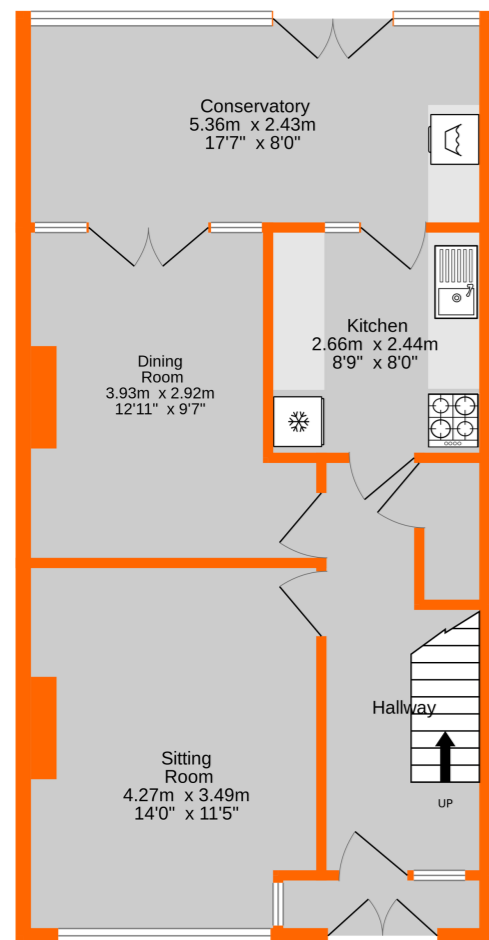


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

1st Floor



TOTAL FLOOR AREA : 98.2 sq.m. (1057 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023



Viewing by appointment with our Beckenham Office - 020 8650 2000

## 30 Hampden Avenue, Beckenham, Kent BR3 4HB Offers in the Region of £630,000 Freehold

- End of terrace house
- Three bedrooms
- Two receptions plus a sun lounge
- Chain Free and great location
- Gas central heating
- Double garage and garden
- Requires modernisation
- Near to Balgowan Primary School

**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 fee 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)



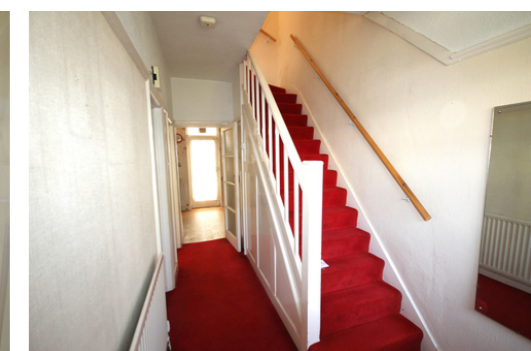
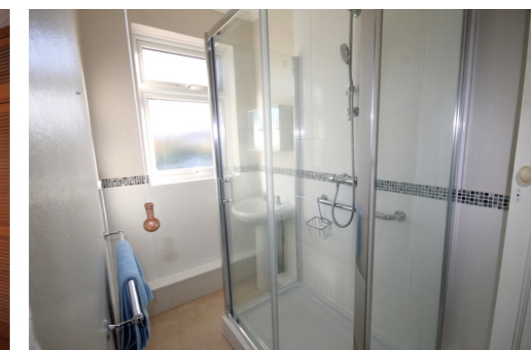


## 30 Hampden Avenue, Beckenham, Kent BR3 4HB

Proctors, Beckenham High Street Office, are pleased to offer this great end-of-terrace home which, having been lovingly cared for over many years by the same family, by today's standards, now requires modernisation. Situated just round the corner from Balgowan Primary School and occupying a quiet sought after location this house has another great benefit not commonly found with other houses within this vicinity, a double garage at the bottom of the garden. There is gas central heating, sealed unit double glazed replacement windows, is offered 'chain free' and has a full width conservatory opening onto the garden.

### Location

Hampden Avenue is a popular, quiet residential road adjacent to the highly regarded Balgowan Primary School. This house can be located in the section between Belmont and Durban Roads. Beckenham High Street is 0.4 of a mile away with its extensive shopping, social, bars and restaurants and cinema. Beckenham Junction station (Victoria/Blackfriars) & tramlink to Croydon/Wimbledon is 0.8 of a mile away. There are local shops along Croydon Road, frequent bus services together with Croydon Road Recreational Ground, Beckenham Spa Leisure Centre and Library, Clock House Station (London Bridge/Waterloo/Charing Cross/Cannon Street and DLR connection) is 0.25 of a mile away together with local shops. Besides Balgowan Primary School just round the corner, there are schools for all ages within the vicinity.



### Ground Floor

#### Enclosed Glazed Entrance Porch

glazed double doors, quarry tiled floor, original entrance door and glazed inset to

#### Entrance Hall

stairs to first floor, under stairs storage cupboard houses gas and electric meters and fuses

#### Sitting Room

4.27m x 3.49m (14' 0" x 11' 5") sealed unit double glazed replacement windows to front, wooden fireplace with gas fire, picture rail, two wall light points

#### Dining Reception

3.93m x 2.92m (12' 11" x 9' 7") hatch to kitchen, picture rail, glazed double doors and window onto conservatory, wooden fireplace and fitted gas fire

#### Kitchen

2.66m x 02.44m (8' 9" x 8' 0") base cupboards, drawers and wall cupboards, worktops including breakfast bar, partly tiled walls, fridge/freezer and cooker space with extractor hood over, inset stainless steel single bowl single

drainer sink unit with mixer tap, glazed door and window onto

#### Conservatory

5.36m x 2.43m (17' 7" x 8' 0") suspended ceiling, windows and double doors to outside, plumbing for washing machine with working surface over

### First Floor

#### Landing

trap to loft (with ample scope for conversion) - new boiler located in the loft

#### Bedroom 1

3.93m x 3.52m (12' 11" x 11' 7") window to front, built-in wardrobes with storage cupboards over, picture rail

#### Bedroom 2

window to rear, built-in shelved airing cupboard houses hot water cylinder, built-in double wardrobe, picture rail

#### Bedroom 3

2.45m x 1.88m (8' 0" x 6' 2") window to front, picture rail

### Bathroom

glazed shower, tiled floor and glazed sliding door, pedestal wash basin, window to rear, partly tiled walls

### Separate WC

toilet, window to rear

### Outside

#### To the front

area of front garden, walled front boundary, pathway, shrubs

#### Rear Garden

20m (65' 7") including depth of garage, laid to lawn with flower/shrub beds, aluminum framed greenhouse

#### Garage

double garage to the bottom of the garden, window to rear, power and light, timber bi-folding doors onto access drive

#### Council Tax

London Borough of Bromley - Band D

