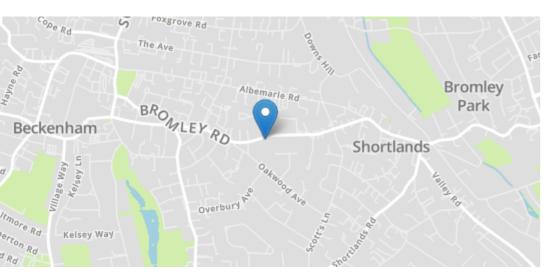
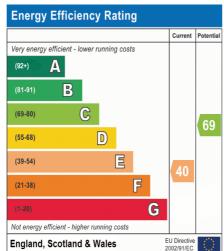
Park Langley Office

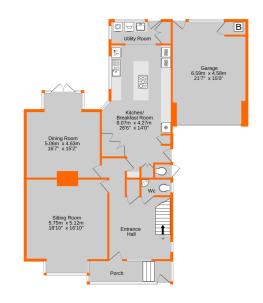
- 104 Wickham Road, Beckenham, BR3 6QH
- **2** 020 8658 5588
- parklangley@proctors.london

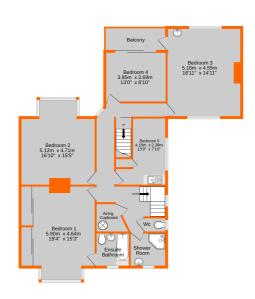




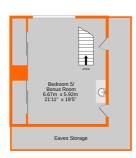


Ground Floor 143.6 sq.m. (1545 sq.ft.) approx





Garage Sq.M Included In Total Approx. Floor Area TOTAL FLOOR AREA: 308.9 sq.m. (3325 sq.ft.) approx



ents 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 reco nd 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 mpanies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.



Park Langley Office

- 104 Wickham Road, Beckenham, BR3 6QH
- **2** 020 8658 5588
- parklangley@proctors.london











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

148 Bromley Road, Beckenham BR3 6PG £1,250,000 Freehold

- Exceptional detached house on large plot
- SIX BEDROOMS including large loft room
- Large kitchen/breakfast room and utility
- Ample parking, double garage and carport
- Character accommodation on a grand scale
- Stunning hall and lovely reception rooms
- Beautiful sunny garden widens to far end
- Scope to update and convert garage STPP

104 Wickham Road, Beckenham, BR3 6QH

2 020 8658 5588

parklangley@proctors.london







148 Bromley Road, Beckenham BR3 6PG

PRICE GUIDE £1,250,000 to £1,300,000 - Outstanding detached house with exceptional plot, available via our PARK LANGLEY OFFICE with particularly spacious accommodation offering scope to update and improve the property as a wonderful family home. Fabulous entrance hall with feature staircase plus delightful panelled dining room and elegant sitting room. Large kitchen/breakfast room and utility room beside the DOUBLE GARAGE accessed via a carport from the extensive driveway with ample parking. BEDROOMS on first floor with two having access to REAR BALCONY plus en suite bathroom, shower room and separate wc. ROOM/BEDROOM 6 could be a hobby room, playroom or superb home office. Wide plot with 15m/50ft frontage and delightful 42m/138ft rear garden enjoying sunny southerly aspect widening to 38m/125ft to far end with land behind the neighbouring gardens.

Location

On the south side of Bromley Road, opposite St Christopher's School with Clare House school also in the vicinity situated on Overbury Avenue by the junction with Oakwood Avenue. The property is about half a mile from Shortlands village shops and Station with trains to Victoria and Blackfriars. Beckenham High Street is about a mile away with a good choice of restaurants and shops together with Beckenham Junction Station providing trains to Victoria and The City as well as trams to Croydon and Wimbledon. Bromley town centre is within easy reach.











Enclosed Porch

5.3m x 1.23m (17'5 x 4'0) on two levels, double glazed with quarry tiled

Impressive Hall

6.35m max x 3.86m max (20'10 x 12'8) includes cupboard beneath stairs and coat cupboard with cupboard above, parquet flooring, covered radiator, large window to porch, second radiator beneath double glazed

low level suite, corner wash basin, tiled walls, double glazed window to

Sitting Room

5.75m max x 5.12m (18'10 x 16'10) includes handsome fireplace, parquet flooring, picture rail, two covered radiators, shaped radiator set into square bay with double glazed windows to front

Panelled Dining Room

5.06m max x 4.63m (16'7 x 15'2) includes fireplace with living flame gas fire, panelled wall cupboards and seat/locker, covered radiators with shelving above plus covered radiator set into deep bay with leaded light

Kitchen/Breakfast Room

 $8.07 \text{m} \times 4.27 \text{m}$ (26'6 x 14'0) base cupboards including concealed space for with mixer tap and waste disposal, cooker hood above island unit with 6burner gas hob, pair of Neff built in electric ovens, wall units, integrated fridge/freezer, full height cupboards including display cabinet, table and chairs with tabletop matching work surfaces, two covered radiators, Amtico flooring, double glazed windows to side and door to carport

3.87m max x 1.39m (12'8 x 4'7) base cupboard plus washing machine and tumble dryer beneath Corian work surface with sink and mixer tap, double cupboard, wall tiling, double glazed windows to side and rear plus door to garden

beautiful staircase with large double glazed window to side, two radiators, walk in airing cupboard, double glazed window to side





5.9m max x 4.64m max (19'4 x 15'3) includes wardrobes, chest of drawers, dressing table, bedside units and headboard, two radiators, square bay with double glazed windows to front

En Suite Bathroom

2.02m x 1.94m (6'8 x 6'4) panelled bath with mixer tap, pedestal wash

5.12m max x 4.71m max (16'10 x 15'5) includes base unit and shelves beside fireplace with living flame gas fire, picture rail, shaped radiator set into square bay with double glazed windows to rear

5.16m x 4.55m max (16'11 x 14'11) includes wardrobes, chest of drawers, dressing table, cupboard and bedside unit, pedestal wash basin, fitted base cupboard and shelves, two radiators, picture rail, double glazed windows to front and rear plus door to BALCONY

3.95m x 2.69m (13'0 x 8'10) radiator, double glazed patio door to

 $4m \times 1.4m$ (13'1 x 4'7) delightful view over garden

4.18m x 2.39m (13'9 x 7'10) plus recess by door and cupboard beneath

 $2.16 \text{m} \times 1.97 \text{m}$ (7'1 x 6'6) large glazed shower cubicle with hinged door, pedestal wash basin, tiled walls, heated towel rail, double glazed

low level suite, double glazed window to side

Second/Top Floor

Bedroom 6/Bonus Room

6.67m x 5.92m max (21'11 x 19'5) includes wardrobes/cupboards, access to eaves storage, base unit with wash basin, hatch to loft, radiator, double glazed window to rear





frontage measuring 15.5m (51ft) with extensive brick paved drive providing parking and access to carport in front of double garage

about 6m x 4.5m (19'8 x 14'9) doors to kitchen/breakfast room and outside wc

6.59m x 4.58m max (21'7 x 15'0) electrically operated up and over door, electricity meter, gas meter, trip fuses, cupboard housing Worcester wall mounted gas boiler, light and power, double glazed window and door to

about 42m x 15m (138ft x 49ft) enjoys southerly aspect, paved terrace with steps to main lawn, additional terrace and established borers with shrubs and plants, widens to 38m (125ft) to far end behind neighbouring

Additional Information

Council Tax

London Borough of Bromley - Band G Please visit: bromley.gov.uk/council-tax/council-tax-guide

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage