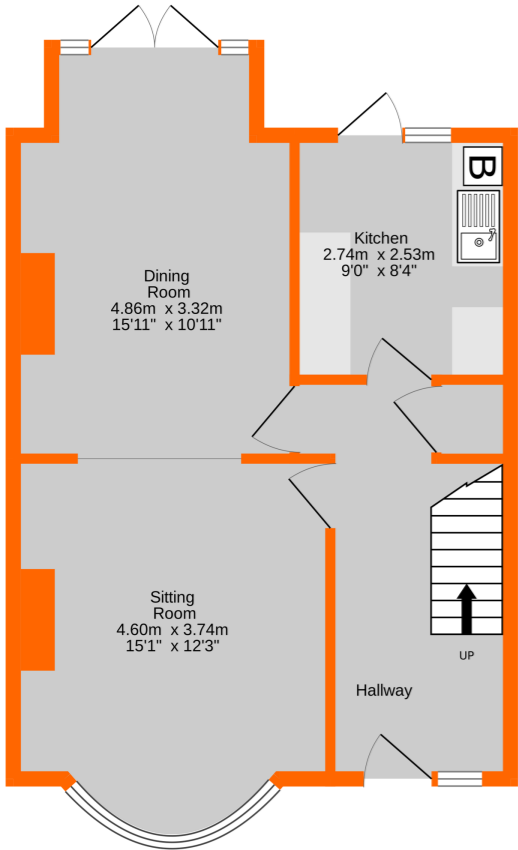
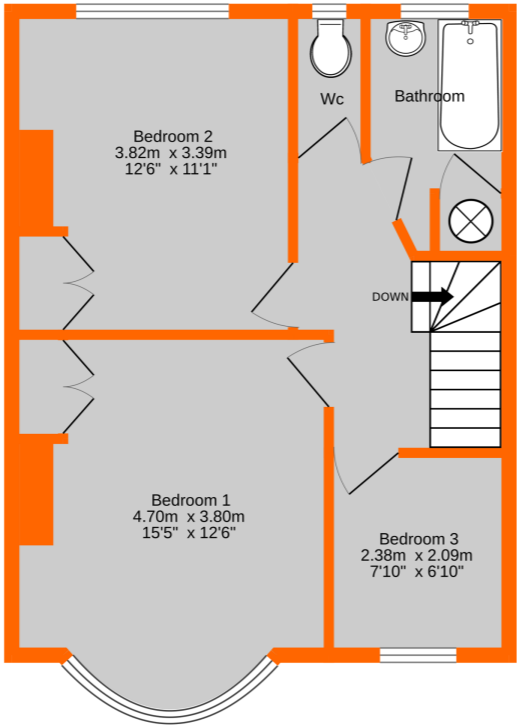


Ground Floor  
47.4 sq.m. (510 sq.ft.) approx.



1st Floor  
44.9 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA : 92.3 sq.m. (993 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**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.  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

97 The Drive, Beckenham, Kent BR3 1EF

£700,000 Freehold

- Three bedrooms
- Bathroom with white suite
- Living room
- Dining room with lovely bay window
- Fitted kitchen
- 100' rear garden
- Garage to rear
- Chain free

## 97 The Drive, Beckenham, Kent BR3 1EF

It is rare to find a 1930s built house with so many charming original features remaining, this property can really be described as being in 'time warp' condition, upon viewing you will see four original fireplaces, original internal doors, balustrade, picture rail, and windows with part stained leaded light fanlights. The property requires a comprehensive program of modernisation throughout including a complete a complete rewire and the installation of a new central heating system as the current boiler has been condemned, this gives the incoming purchaser the ideal opportunity to improve the accommodation to their own taste and standard and create a superb family home.

### Location

The Drive connects the High Street with Rectory Road a very sought after location within minutes of shops, bars and restaurants, cinema, coffee shops, Spa Leisure Center and Library, all easily walk-able, Close by is Beckenham Junction Station (Victoria/Blackfriars/London Bridge) and Tramlink with Clockhouse Mainline Station within half a mile, schools for all ages and parks are available within the vicinity including Croydon Road Recreational Ground, Beckenham Place Park and Kelsey Park



### Ground Floor

#### Entrance Porch

covered original front door to

#### Entrance Hall

original part stained leaded light windows to front, built-in understairs cupboard, radiator, picture rail, coving

#### Sitting Room

4.60m x 3.74m (15' 1" x 12' 3") bay window to front with part stained glass leaded light fanlights, attractive original fireplace with tiled inset and wooden surround, double radiator, picture rail, coving, square archway to

#### Dining Room

4.86m x 3.32m (15' 11" x 10' 11") bay window to rear with casement doors to garden and part stained glass leaded light fanlights, attractive original fireplace with tiled inset and hearth and wooden surround, double radiator, picture rail, coving

### Kitchen

2.74m x 2.53m (9' 0" x 8' 4") windows to rear, door to garden, fitted with a range of units comprising inset single drainer stainless steel sink with mixer tap and cupboards under, working surface to two walls with cupboards and drawers under, eye level cupboards to two walls, quarry tiled floor

### First Floor

#### Landing

access to loft

#### Bedroom 1

4.70m x 3.80m (15' 5" x 12' 6") bay window to front with part stained glass leaded light fanlights, attractive original tiled fireplace, built-in wardrobe, radiator, picture rail, coving

#### Bedroom 2

3.82m x 3.39m (12' 6" x 11' 1") windows to rear, attractive original fireplace, built-in wardrobe, double radiator, picture rail

### Bedroom 3

2.38m x 2.09m (7' 10" x 6' 10") windows to front with part stained glass leaded light fanlight, picture rail, double radiator

### Bathroom

obscure windows to rear, fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, cupboard housing hot water tank, ceramic tiled floor, tiling to two walls, radiator

### Toilet

obscure windows to rear, fitted with a white toilet, ceramic tiled floor

### Outside

#### Garden

100' deep, brick paved patio area leading to lawn with shrub borders, timber shed, outside tap

#### Garage

single garage to rear, accessed via a shared driveway

#### Council Tax

Band E