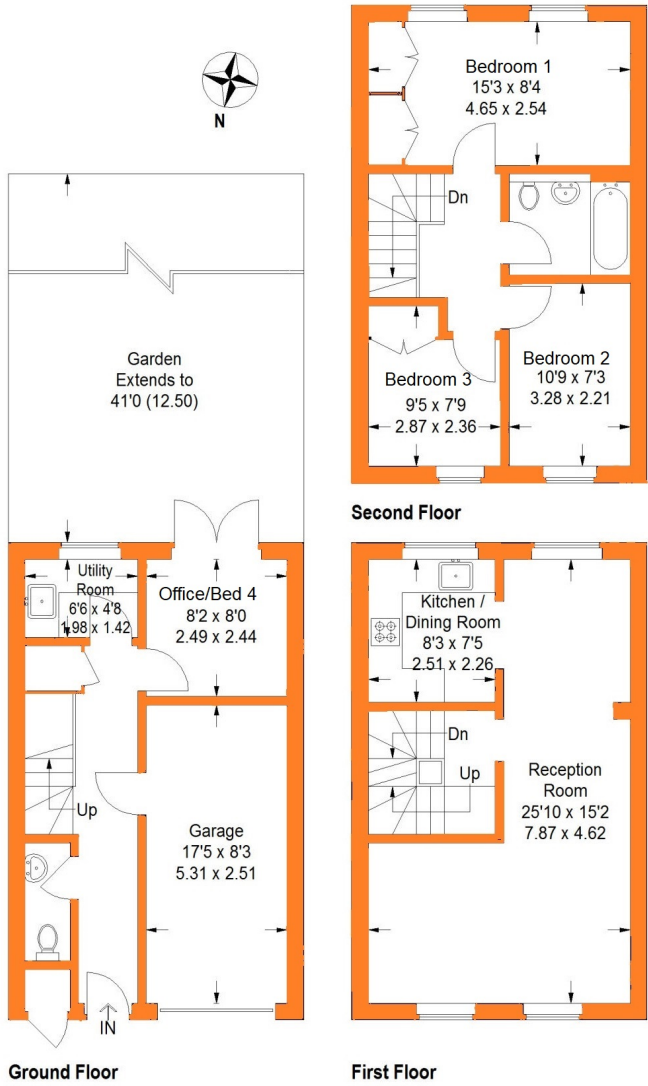
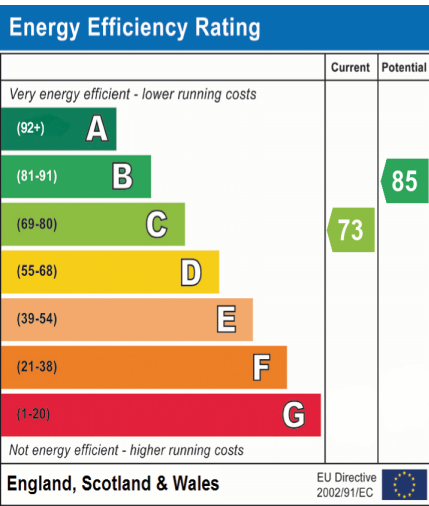
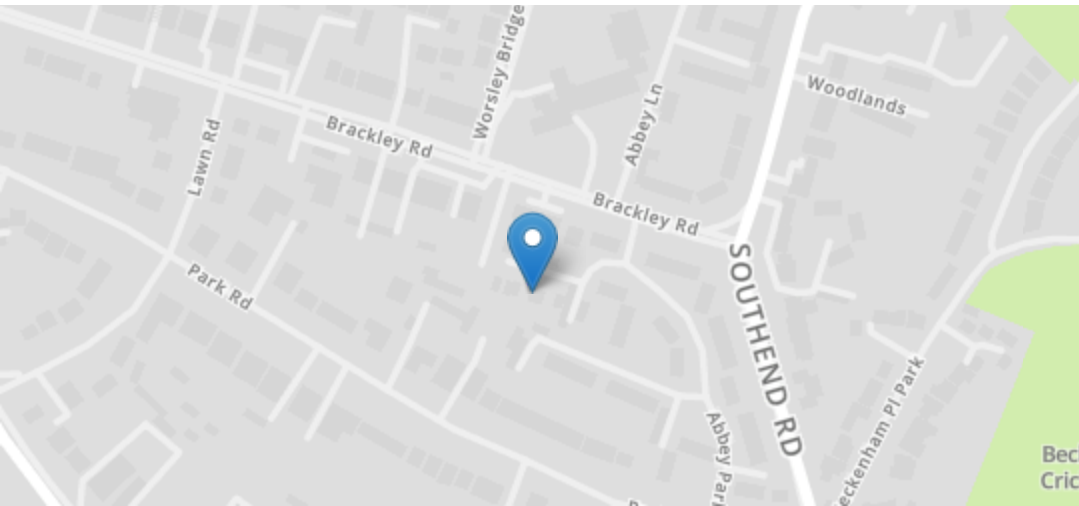




Approximate Gross Internal Area (Including Garage)
1182 sq ft / 109.8 sq m
(Excluding Garage)
1038 sq ft / 96.4 sq m



Viewing by appointment with our Beckenham Office - 020 8650 2000

4 Lucerne Court, Abbey Park, Brackley Road, Beckenham, Kent BR3 1RB

Offers in Excess of £600,000 Leasehold

- Three/Four bedrooms
- Re-fitted bathroom
- Spacious reception room
- Superb re-fitted kitchen
- Central heating & double glazing
- 41' south facing garden
- Garage & off-street parking
- Convenient location

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



4 Lucerne Court, Abbey Park, Brackley Road, Beckenham, Kent BR3 1RB

This 'chain free' three/four bedroom house offers 1038 sq ft (96.4 sq m) of accommodation (excluding the internal garage) over three floors, to the ground floor there is a useful room which could be used as an office/fourth bedroom, utility room and cloakroom, to the first floor there is an 'L' shaped reception room with living and dining areas along with a superb re-fitted kitchen with quartz worktops and built-in appliances. On the top floor there are three bedrooms and a re-fitted bathroom with white suite. There is a 41' south facing garden with lawn and patio area, integral garage and driveway providing off street parking, we recommend a viewing of this well located house

Location

Located 0.7 of a mile from New Beckenham Railway Station with services to London Bridge and Charing Cross along with DLR connection at Lewisham for Canary Wharf. Beckenham Junction Railway Station with services to Victoria along with Tramlink service to Croydon and Wimbledon is 0.6 of a mile away, with the High Street beyond with its wide and varied selection of coffee shops, bars, restaurants and shops. The closest entrance to the wonderful Beckenham Place Park is 0.5 of a mile away.



Ground Floor

Entrance

bin storage cupboard housing gas and electric meters, front door to

Entrance Hall

Windsor woodblock flooring, double radiator, built-in under stairs cupboard, built-in airing cupboard housing hot water tank, door to garage

Cloakroom

fitted with a modern white suite comprising wall mounted wash basin with mixer tap and toilet, ceramic tiled floor, extractor fan

Office/Bedroom 4

2.49m x 2.44m (8' 2" x 8' 0") uPVC double glazed windows and uPVC double glazed double doors to garden, Windsor woodblock flooring, double radiator, coving

Utility Room

1.98m x 1.42m (6' 6" x 4' 8") uPVC double glazed windows to rear, working surface to two walls, inset single drainer sink with mixer tap with cupboards under, wall mounted Worcester boiler for central heating and hot water, plumbing for washing machine, tiling to four walls, ceramic tiled floor

First Floor

Landing

stairs to top floor, door to

Reception Room

7.87m x 4.62m (25' 10" x 15' 2") uPVC double glazed windows to front and rear, three double radiators, coving

Kitchen/Dining Room

2.51m x 2.26m (8' 3" x 7' 5") uPVC double glazed windows to rear, re-fitted with a range of units comprising quartz working surface to three walls with cupboards and drawers under, built-in stainless steel Bosch electric oven and Bosch 4 ring stainless steel gas hob with extractor fan over, built-in stainless steel Russell Hobbs microwave, Bosch dishwasher, eye level cupboards to two walls with concealed lighting

Top Floor

Landing

coving, radiator

Bedroom 1

4.65m x 2.54m (15' 3" x 8' 4") uPVC double glazed windows to rear, fitted wardrobes to one wall with hanging rails and shelving, two double radiators, coving

Bedroom 2

3.28m x 2.21m (10' 9" x 7' 3") uPVC double glazed windows to front, double radiator, coving

Bedroom 3

2.87m x 2.36m (9' 5" x 7' 9") uPVC double glazed windows to front, built-in double wardrobes with hanging rails and shelving, double radiator

Bathroom

re-fitted with a white suite comprising panel bath with mixer tap and electric shower over, pedestal washbasin with mixer tap, toilet, tiled shelf, wall mirror, chrome heated towel rail, fully tiled walls, ceramic tiled floor, spotlights, extractor fan

Outside

Garden

41' south facing, paved patio leading to lawn area

Internal Garage

5.31m x 2.51m (17' 5" x 8' 3") up and over door, light and power

Parking

off street parking for one car

Lease Details

Lease

we understand from the vendor the lease has 948 years remaining

Additional Information

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

Utilities
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