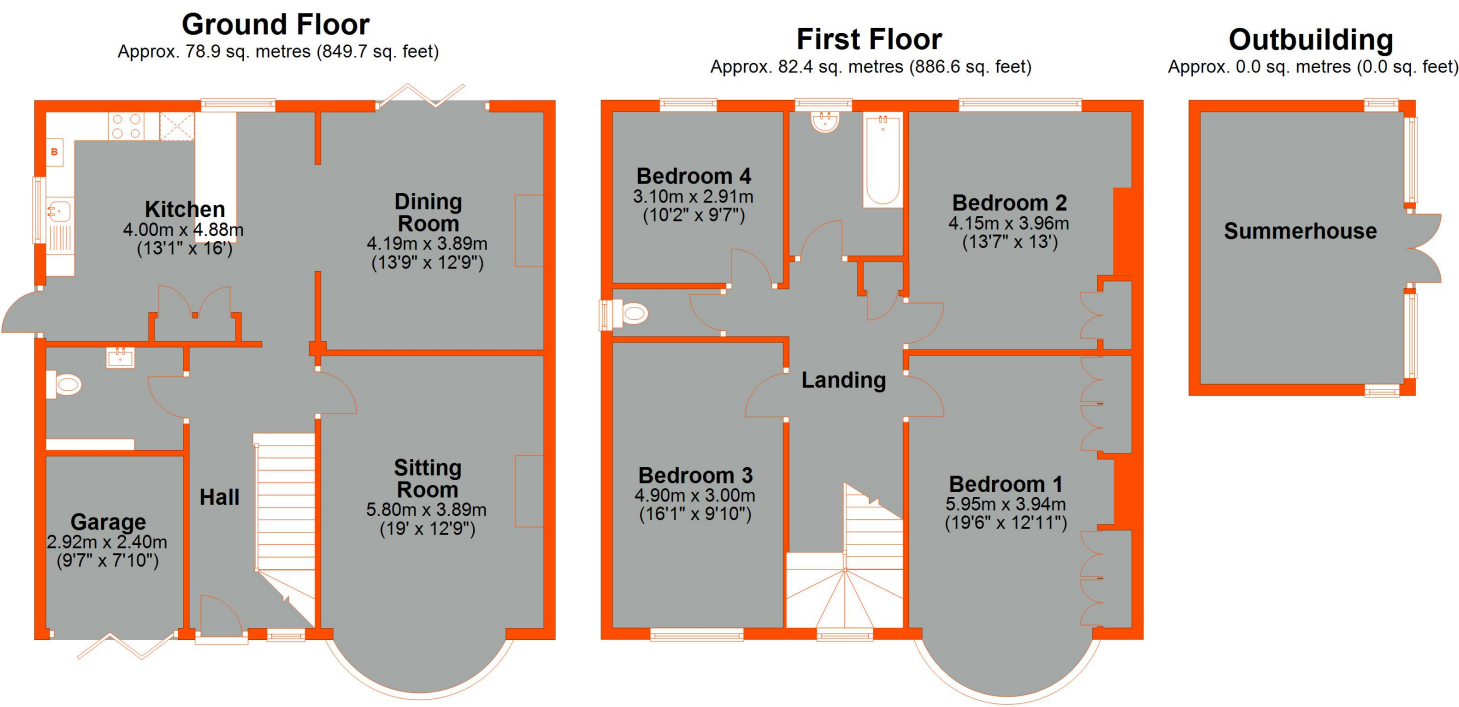


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
England, Scotland & Wales		
EU Directive 2002/91/EC		



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

35 South Eden Park Road, Beckenham, Kent BR3 3BQ
£925,000 Freehold

- Large and attractive semi detached house
- Fabulous 48m/158ft south westerly garden
- Large well appointed open plan kitchen
- Generous sitting room and dining room
- Great location for schools and stations
- Ample parking to front and garage storage
- Four particularly spacious bedrooms
- Bathroom, separate wc and large cloakroom

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



35 South Eden Park Road, Beckenham, Kent BR3 3BQ

Handsome 1930's semi detached home ideally situated for the Langley Schools, Unicorn Primary and Oak Lodge, on a wide plot with the most fantastic rear garden, offering generous accommodation with scope in places for updating and improvement. The generous design includes four wonderfully spacious bedrooms with wider than average entrance hall and landing. The current owners have modified the ground floor to incorporate a utility/cloakroom by converting part of the garage and re-configuring the hall to make the best of the fitted kitchen and open plan dining room. This gives a wonderful space for everyday living or entertaining with bi-fold doors and lovely outlook over the 48m/160ft garden. The growing family will also appreciate the overall size of the property, the charming sitting room, ample parking and ease of access to Eden Park or West Wickham Stations. There is still possible further scope for a loft conversion or rear extension, subject to planning permission and other consents.

Location

This property is situated within half a mile of the popular Langley Park Schools, about a quarter of a mile from Oak Lodge Primary School and St David's College at the end of St David's Close, and about three quarters of a mile from Unicorn Primary School. West Wickham High Street is approximately three quarters of a mile away providing a good range of shops, restaurants and other amenities and this property is located between West Wickham and Eden Park stations. Popular local sporting facilities include Langley Park Golf Club. Park Langley Tennis Club and a David Lloyd Club on Stanhope Grove.



Ground Floor

Entrance Hall

4.91m max x 2.2m max (16'1 x 7'3) to include cupboard beneath stairs, attractive herringbone wood effect flooring, radiator, original stained glass window beside front door

Utility/Cloakroom

2.41m x 1.77m (7'11 x 5'10) wood effect flooring, space for washing machine and tumble dryer, white low level wc and wash basin with mixer tap

Sitting Room

5.8m max x 3.91m max (19'0 x 12'10) exposed floorboards, wood burning stove, deep bay with original windows to front

Kitchen

4.87m x 3.99m (16'0 x 13'1) beautifully appointed with ample base cupboards and drawers plus matching eye level units, quartz work surface incorporating drainer for stainless steel Blanco sink with mixer tap, breakfast bar, extractor hood above 4-ring Bosch gas hob and Neff electric oven, integrated Bosch dishwasher, space for American fridge/freezer, concealed wall mounted Worcester boiler (installed December 2023), wood effect flooring, radiator, windows to side and rear plus double glazed door to side, open plan to dining room

Dining Room

4.18m max x 3.9m (13'9 x 12'10) wood effect floor, wood burning stove, radiator, double glazed bi-fold doors to rear garden

First Floor

Landing

6.37m max x 1.8m (20'11 x 5'11) plus recess beside cloakroom, radiator, shelved cupboard with cupboard above, original stained glass window to front

Bedroom 1

5.93m max x 3.95m max (19'5 x 13'0) to include fitted wardrobes either side of chimney breast, exposed floorboards, radiator beneath original bay window to front

Bedroom 2

4.16m x 3.95m max (13'8 x 13'0) fitted wardrobe beside chimney breast, storage to base cupboard, radiator beneath double glazed window to rear

Bedroom 3

4.9m x 3m (16'1 x 9'10) radiator beneath original window to front

Bedroom 4

3.1m x 2.91m (10'2 x 9'7) radiator beneath double glazed window to rear

Bathroom

2.58m x 1.85m (8'6 x 6'1) white tiled panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, tiled walls, radiator, double glazed window to rear

Separate WC

white low level wc, original window to side

Outside

Front Garden

brick paved driveway providing parking beside area of lawn with shrub borders

Rear Garden

about 48.3m x 11.5m (158ft x 38ft) full width paved terrace continuing to side of property with gated access to front, external power point, water tap, large expanse of lawn and timber garden room/summerhouse to far end

Shortened Garage

2.9m x 2.43m (9'6 x 8'0) accessed via hinged folding doors to front, original window to side, power and light

Additional Information

Council Tax

London Borough of Bromley - Band G
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

