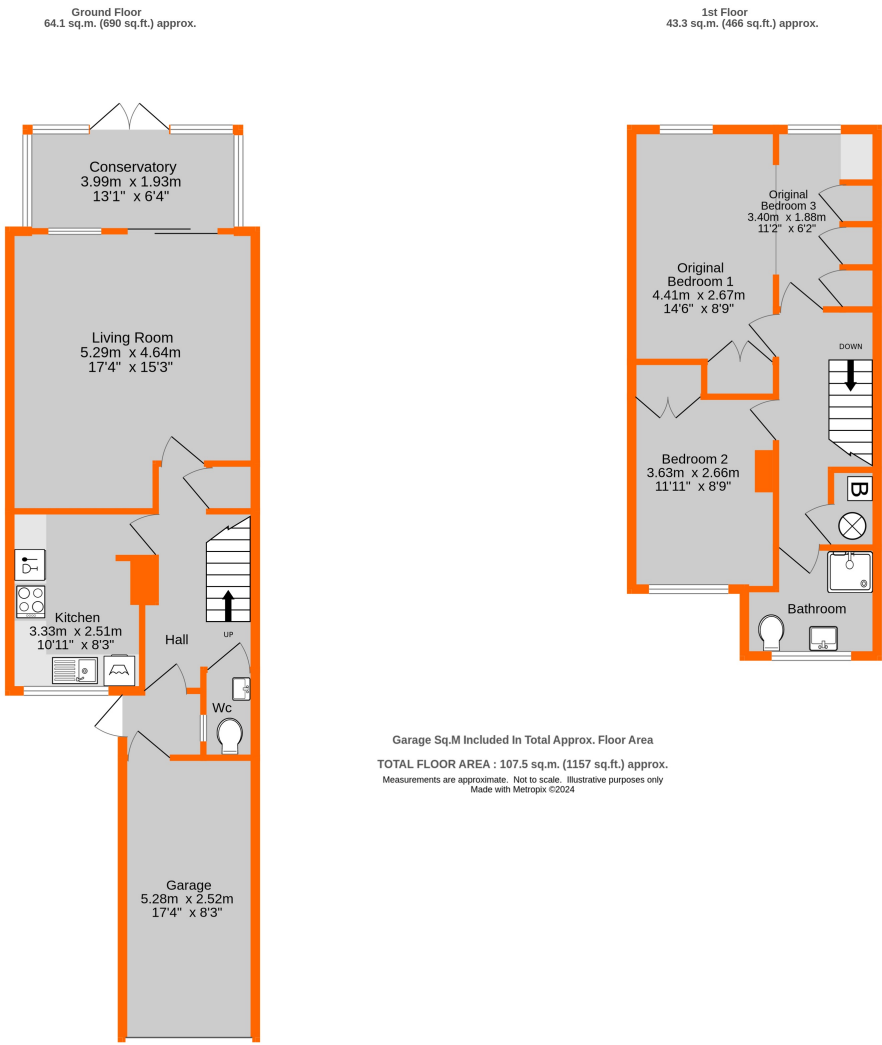


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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

## 17 Kelsey Park Avenue, Beckenham BR3 6NL

### £615,000 Freehold

- Desirable no-through road near Kelsey Park
- Backs onto attractive communal grounds
- Double glazed conservatory and windows
- Driveway and garage with electric door
- Between Park Langley shops and Beckenham
- Large living room with space for dining table
- Attractive south facing private garden
- CHAIN FREE requiring some modernisation

**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.  
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17 Kelsey Park Avenue, Beckenham BR3 6NL

Available with NO ONWARD CHAIN in great location near Kelsey Park with easy access to central Beckenham. Originally built as a three bedroom house but now offering two double bedrooms as bedrooms 1 and 3 have been combined. This creates a particularly spacious main bedroom but both doors have been retained and wall could be reinstated if third bedroom required. Buyers are likely to update the kitchen and bathroom as part of work to modernise the property and there is also a downstairs cloakroom off the hall. Generous living room provides space for dining table with double glazed conservatory to rear leading to private south facing garden. Driveway parking to front (facing the allotments) and attractive communal grounds to rear creating a tranquil backdrop shared by the Kelsey Park Avenue houses and flats at Maybury.

Location

Situated opposite allotments on Kelsey Park Avenue, a private no-through road adjacent to Kelsey Park, accessed from Wickham Road where bus routes run to Beckenham and Bromley town centres. This is a convenient location approximately two thirds of a mile from Beckenham High Street and from Beckenham Junction Station there are trains to Victoria and The City as well as tram routes to Croydon and Wimbledon. Local shops are available by the Park Langley roundabout, on Wickham Road and also at Oakhill Parade, on Bromley Road, along with The Chancery gastro pub, Clare House Primary School is on Overbury Avenue by the junction with Oakwood Avenue.



Ground Floor

Entrance Lobby

double glazed front door, door to garage

Hall

4.4m max x 1.99m max (14'5 x 6'6) to include cupboard beneath stairs, wood finish floor, radiator

Cloakroom

1.71m max x 0.77m max (5'7 x 2'6) white low level wc and wall mounted wash basin with tiled splashback, radiator, wood finish floor, window to side

Kitchen

3.33m max x 2.51m max (10'11 x 8'3) ample base cupboards and drawers beneath work surfaces, inset stainless steel sink, space for slot in cooker with Belling extractor hood above, upright fridge/freezer, washing machine and dishwasher, wall tiling, eye level units, radiator, serving hatch to living room, wood finish floor, radiator, double glazed window to front

Living Room

5.29m max x 4.64m max (17'4 x 15'3) ample space for dining area, two radiators, double glazed window beside sliding door to conservatory

Conservatory

3.99m x 1.93m (13'1 x 6'4) double glazed with windows to three sides, double glazed doors opening to rear garden

First Floor

Landing

4.48m max x 1.88m max (14'8 x 6'2) to include large airing cupboard with wall mounted Worcester boiler and hot water cylinder, radiator, trap to loft with retractable ladder

Main Bedroom

4.63m max x 4.4m max (15'2 x 14'5) Bedroom 1 & Bedroom 3 are currently arranged as one main bedroom with a wide opening between the original rooms and large double glazed windows to rear but the original doors have been retained so if the wall was reinstated this could easily be two separate rooms, as detailed below.

~ Original Bedroom 1

4.41m x 2.67m (14'6 x 8'9) plus built in double wardrobe with cupboard above, fitted shelves, radiator, full height double glazed window to rear

Original Bedroom 3

3.4m x 1.88m max (11'2 x 6'2) includes fitted wardrobes with cupboards above, dressing table with mirror and cupboard above, radiator, double glazed window to rear

Bedroom 2

3.63m x 2.66m (11'11 x 8'9) plus built in double wardrobe with locker cupboard above, radiator beneath double glazed window to front

Bathroom

2.3m max x 2.01m max (7'7 x 6'7) now appointed as Shower Room with tiled shower cubicle, pedestal wash basin and low level wc, wall tiling, radiator, extractor fan, high level double glazed windows to front

Outside

Front Garden

off street parking for two cars in front of garage, artificial lawn beside brick paved path to front door

Garage

5.28m x 2.52m (17'4 x 8'3) electrically operated up and over door, mezzanine storage, shelving, electric meter and fuse box, power and light, door to entrance lobby

Rear Garden

6.52m x 4.97m (21'5 x 16'4) sunny southerly aspect with low maintenance artificial lawn, plant borders to side and rear, water tap, gated access to large COMMUNAL GROUNDS

Communal Grounds

situated to rear with gate from garden, providing beautiful area laid to lawn with established trees - for use by residents of Kelsey Park Avenue houses and flats at Maybury on Wickham Road.

Additional Information

Maintenance

Service charge for communal grounds at rear indicated to be £350 for year from July 2024 paid to Kelsey Park Garden Residents Society. In process to be transferred to Moonstone Management.

Council Tax

London Borough of Bromley - Band E

Gate to Kelsey Park

the owner of this property is eligible to obtain a key for the private gate into Kelsey Park from Kelsey Park Avenue

Utilities

MAINS - Gas, Electricity, Water and Sewerage

