

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

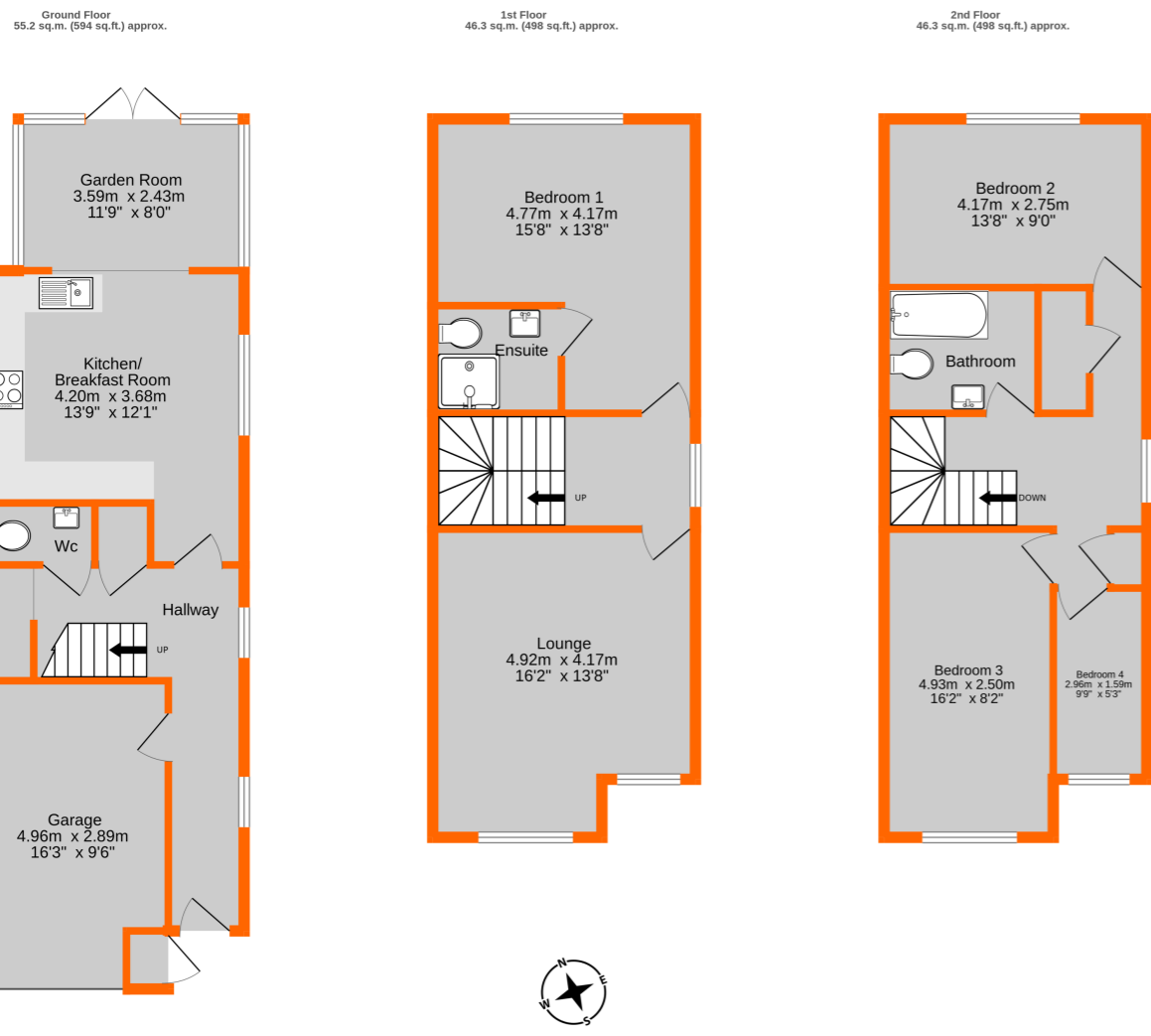


Viewing by appointment with our Beckenham Office - 020 8650 2000

58 Copers Cope Road, Beckenham BR3 1RJ

**£740,000 Freehold**

- Four bedroom townhouse
- Family bathroom & en-suite shower
- 100 ft rear garden
- Gas central heating & double glazing
- Kitchen/Breakfast room
- Integral garage and off street parking
- Convenient location
- Close to parks and stations



TOTAL FLOOR AREA : 147.7 sq.m. (1590 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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## 58 Copers Cope Road, Beckenham BR3 1RJ

Occupying a sought after location set back off Copers Cope Road, this end terrace 1980's built house has been extended to add a lovely garden room to the rear of the fitted kitchen/breakfast room providing the ground floor great daily living accommodation. There is also a cloakroom. The sitting room can be found on the first floor together with the main bedroom with its en-suite shower room. To the top floor are three further bedrooms and fitted bathroom. Being an end terrace, it has the advantage is having windows to the side so offering a great deal of natural light. Besides the garage and drive parking, benefits include an EV point and side access to the rear garden which is in excess of 100ft deep, widening half way down to double the width with trees and shrubs a particular feature. There are fitted carpets, gas radiator central heating and sealed unit double glazed uPVC windows.

### Location

Ideally situated for New Beckenham station 0.25 of a mile away, providing trains to London Bridge, Waterloo East, Charing Cross, Cannon Street and DLR connection at Lewisham. Beckenham Junction station is 0.7 of a mile away, with regular train services to Victoria and the City as well as trams to Croydon and Wimbledon with Beckenham High Street just beyond with a range of shops and restaurants. The area is well served by, schools for all ages together with recreational facilities at Cator and Beckenham Place Parks



### Ground Floor

#### Canopied Porchway

entrance door to

#### Entrance Hall

two windows to side, under stairs coats recess, further storage cupboard

#### Cloakroom

toilet, pedestal wash basin with mixer tap, extractor fan

#### Kitchen/Breakfast Room

4.20m x 3.68m (13' 9" x 12' 1") windows to side, range of units including base cupboards, wall cupboards, drawers, plumbing and space for dishwasher, separate double oven, 4 ring gas hob, extractor hood over, plumbing and space for washing machine, stainless steel single drainer one and a half bowl sink unit with mixer tap, open to full width garden

#### Garden Room

3.59m x 2.43m (11' 9" x 8' 0") windows and glazed double doors onto garden, downlights, laminated floor

### First Floor

#### Landing

stairs to top floor, window to side

### Sitting Room

4.92m x 4.17m (16' 2" x 13' 8") two windows to front

#### Bedroom 1

4.76m x 4.17m (15' 7" x 13' 8") window to rear, range of free standing wardrobes, door to

#### En-Suite Shower Room

glazed fully tiled shower, pedestal wash basin with mixer tap, toilet, mirror, extractor fan, downlights

### Top Floor

#### Landing

window to side, trap to loft, built-in large airing cupboard, further shelved storage

#### Bedroom 2

4.17m x 2.75m (13' 8" x 9' 0") window to front

#### Bedroom 3

4.93m x 2.51m (16' 2" x 8' 3") window to rear

#### Bedroom 4

2.95m x 1.59m (9' 8" x 5' 3") window to front

### Bathroom

white suite comprising of panelled bath with mixer tap and shower spray, glazed screen, shelved recess, pedestal wash basin, toilet, extractor fan, laminate floor

### Outside

#### To the Front

EV charging point, two parking spaces, communal garden together with an in and out access drive to all the town houses, outside storage cupboards housing gas & electric meters, gated side access to rear garden

#### Garage

4.89m x 2.96m (16' 1" x 9' 9") up and over door to front, personal door to hall, electric light and power

#### Rear Garden

A particular feature and in excess of 100ft deep, outside tap, laid to lawn, flower/shrub beds, half way down the garden opens up to double the width with trees and a natural area of garden to the bottom

#### Council Tax

Band C