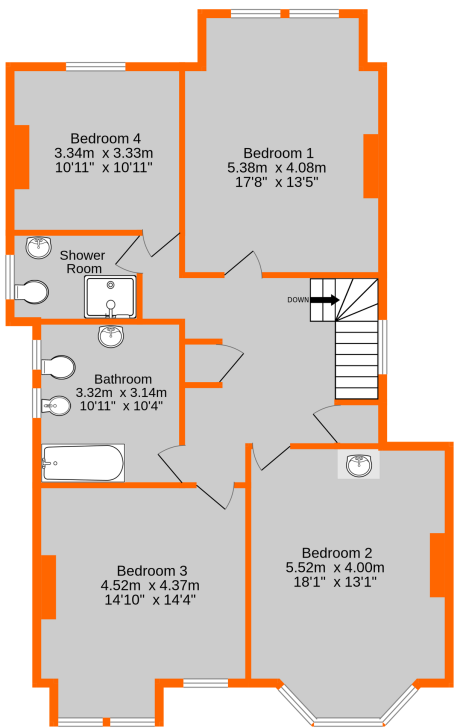
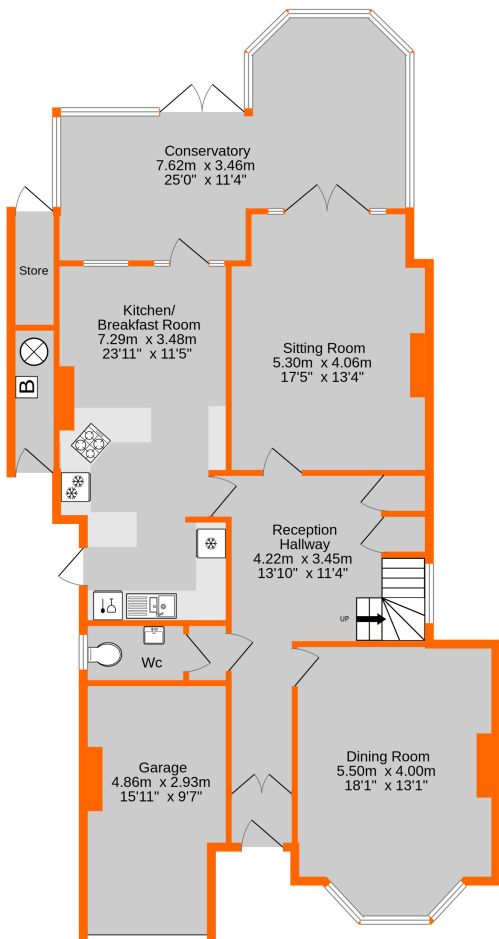


Ground Floor  
131.4 sq.m. (1414 sq.ft.) approx.

1st Floor  
102.1 sq.m. (1099 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 233.5 sq.m. (2514 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metripix ©2025



Viewing by appointment with our Beckenham Office - 020 8650 2000

## 38 Manor Road, Beckenham, Kent BR3 5LE

### Offers in Excess of £1,500,000 Freehold

- Substantial detached Victorian home 1898
- Four double bedrooms
- Bathroom, shower room & cloakroom
- Three receptions, modern fitted kitchen/breakfast room
- Wealth of character
- Full width conservatory
- Convenient central location
- Garage, parking & gardens

**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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## 38 Manor Road, Beckenham, Kent BR3 5LE

This handsome Victorian detached Villa, has been updated, well maintained and decorated by the current vendors. To be this central to the High Street and have a garage as well as drive parking for several cars is rare, combined with the substantial period residence of this size and character. Over the years the vendors have re-modelled the kitchen/breakfast room, with integrated appliances, off the fabulous central reception hall are both the sitting and dining room both with fireplaces and a full width all year round winter heated conservatory opening onto the landscaped south facing gardens. Historically the house has had a re-tiled roof, has gas fired central heating, secondary glazed and sealed unit double glazed replacement windows, fitted carpets as well as a wealth of character including some original timber sash windows, high ceilings, coved cornicing, original bell push, attractive staircase balustrade and original internal doors.

### Location

Very centrally located, ideal for Beckenham High Street a few hundred meters away with its extensive shopping, bars, cafes and restaurants, cinema, gyms, local shops at the Oakhill Parade together with bus services along Wickham and Bromley Roads. A short walk to the beautiful Kelsey Park, with Beckenham Place Park a little further, together with Beckenham Junction Station (London Victoria and London Bridge) and Tramlink to Croydon and Wimbledon. A little further is Beckenham Spa Leisure Centre and Library, the Odeon cinema and Clockhouse Station (London Bridge, Waterloo East and Charing Cross). An excellent position for some of the most popular primary and secondary schools in Beckenham, all of which are walking distance.



### Ground Floor

#### Recessed Storm Porch

original period entrance door with stained glass insets, and matching fan lights over, to

#### Entrance Vestibule

glazed double doors to

#### Reception Hall

4.22m x 3.45m (13' 10" x 11' 4") stairs to first floor, under stairs shelved cupboards.

#### Cloakroom

coats hanging space, high level cupboard houses fuse board, door to

#### Downstairs Toilet

white suite comprising wall mounted wash basin, toilet, part tiled walls, window to side.

#### Sitting Room

5.50m x 4.00m (18' 1" x 13' 1") fireplace with marble back and hearth, wooden surround, casement doors and windows onto conservatory.

#### Dining Room

5.30m x 4.06m (17' 5" x 13' 4") original secondary glazed sash bay window to front, fireplace with marble back and hearth with wooden surround.

#### Kitchen/Breakfast Room

7.29m x 3.48m (23' 11" x 11' 5") KITCHEN AREA - wall cupboards, drawers and base cupboards, ample granite worktops, incorporating peninsular area, inset 4 ring gas hob, extractor hood over, separate double oven, built-in under counter freezer, dishwasher, fridge with freezer unit. Freestanding island houses bin storage and folding worktop, Kamdean flooring, semi glazed door and windows to enclosed side area, part tiled walls, further

matching dresser unit incorporating display surface and lit glazed wall cabinets, range recess. BREAKFAST AREA - fireplace recess providing storage with further drawers, glazed door and windows opening onto full width conservatory

#### Conservatory

7.62m x 3.46m (25' 0" x 11' 4") wonderful room, lovely as it overlooks garden, sealed unit uPVC pitched roof, Kamdean flooring, double doors onto garden, a good all year round garden room

#### Staircase to

### First Floor

#### Landing

light and spacious, trap to part boarded and insulated loft with aluminium folding ladder and electric lights, tall replaced stained glass leaded light window to side, two fitted shelved storage cupboards.

#### Bedroom 1

5.38m x 4.08m (17' 8" x 13' 5") two windows to rear.

#### Bedroom 2

5.52m x 4.00m (18' 1" x 13' 1") bay to front, secondary glazed and further original sash windows secondary glazed.

#### Bedroom 3

4.52m x 4.37m (14' 10" x 14' 4") secondary glazed original sash bay windows to front, vanity unit with sink and mixer tap and cupboard below.

#### Bedroom 4

3.34m x 3.33m (10' 11" x 10' 11") windows to rear.

#### Bathroom

3.32m x 3.14m (10' 11" x 10' 4") white suite comprising of tiled panel spa bath with large central mixer tap, pedestal

wash basin with mixer tap, toilet, bidet, windows to side, localised tiling, Kardean flooring and extractor fan.

#### Shower Room

glazed corner shower, tiled walls, pedestal wash basin, toilet, heated towel rail, Amtico floor, window to side, extractor fan.

### Outside

#### To the Front

paved brick block effect imprinted concrete drive provides off street parking for several cars, shrub beds, conifer tree brick wall and front gate to boundary, locked gated access to both sides of the house.

#### Garage

formed from former reception 3 with power and light, electric remote roller door to front, fitted wall and base cupboards ideal for storage.

#### Rear Garden

13.71m x 21.330m (45' 0" x 70' 0") South facing lovely mature, well stocked gardens with an open aspect beyond with pathways, flower/shrub beds borders and trees, full width paved stone sun terrace to the rear of the house, rockery and water feature. To one side of the house is a trellis gate giving access to a wide paved 'potting' area with a timber shed. To the opposite side of the house are two further attached brick built outbuildings, one providing garden storage, the second houses the hot water cylinder and renewed Ideal gas fired boiler (replaced in 2022 and serviced since) together with power & light. Access to this is via an enclosed courtyard area off the kitchen with outside tap and has gated access to the front and gated access to the shared (with the neighbour only) walkway and gate to rear garden.

#### Council Tax

Band G