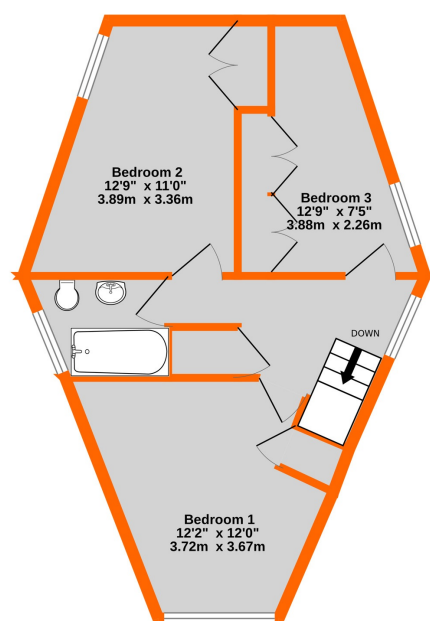
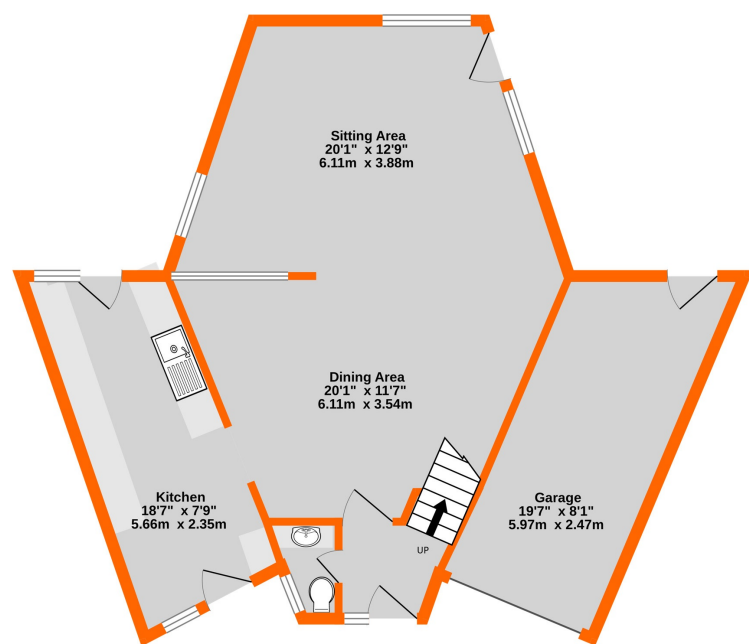


| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         | <b>83</b> |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>68</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



GROUND FLOOR

1ST FLOOR



(INCLUDING GARAGE)

TOTAL FLOOR AREA : 1355sq.ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metroplan ©2024

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

## 7 Ashdown Close, Beckenham, Kent BR3 6TJ

### Offers in Excess of £600,000 Leasehold

- Quiet cul-de-sac of modernist houses
- "CHAIN FREE" and requires some updating
- Large 7.6m x 6.23m/25 x 20 living room
- Benefit of re-covered roofs in 2013
- FREEHOLD offered for £3,000 plus costs
- Convenient to access central Beckenham
- Three bedrooms and bathroom off landing
- Central heating boiler replaced 2023



## 7 Ashdown Close, Beckenham, Kent BR3 6TJ

Over the years our Park Langley office has sold a number of these uniquely designed Modernist houses. With a wide appeal and in a convenient location for central Beckenham and Kelsey Park, the houses are ideal for downsizers or young families seeking a property close to popular schools. The architect, Alexander Klecki, was noted for progressive housing designs and the property offers a particularly spacious living room with distinct dining area and triple aspect sitting room space with doors accessing two areas of easily maintained paved garden backing onto attractive communal grounds. The fitted kitchen has a breakfast area with door providing secondary access to the house and a rear door to the second garden area. Three bedrooms on first floor plus bathroom and attached garage beside the property. Benefits to note: Upgrade to NEW Combination BOILER with 7 year guarantee (October 2023), roof coverings renewed in 2013 with 20 year guarantee, several new double glazed windows upstairs in 2018 and cavity wall insulation.

### Location

Ashdown Close is a cul-de-sac off Kemerton Road and this is a popular location just off Wickham Road, approximately half a mile from Beckenham High Street with a good range of shops, restaurants and other amenities including a cinema. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. Entrances to Kelsey Park are located on Wickham Road and local shops will be found by the Park Langley roundabout or at Oakhill Parade on Bromley Road. The popular Clare House Primary School is located at the end of Overbury Avenue and both Bromley Road and St Christopher's Primary schools are also in the vicinity.

The houses in Ashdown Close are featured in A Walking Guide To Modernist Houses in Beckenham by Stefi Orazi - <https://thingsyoucanbuy.co.uk/collections/walking-guides/products/perambulation16>



### Ground Floor

#### Entrance Hall

2.21m max x 2.16m max (7'3" x 7'1") double glazed front door with matching window beside, radiator, vinyl wood effect flooring

#### Cloakroom

white low level wc, wash basin with tiled splashback, vinyl wood effect flooring, radiator beneath double glazed window to side

#### Living Room

7.65m max x 6.11m max (25'1" x 20'1") of irregular shape with SITTING AREA 6.11m max x 3.88m max (20'0" x 12'9") two radiators, triple aspect with full height windows and two double glazed doors either side affording plenty of natural light and accessing garden areas, DINING AREA 6.11m max x 3.54m max (20'1" x 11'7") radiator, recess beneath stairs, door to kitchen

#### Kitchen

5.66m x 2.35m (18'7" x 7'9") base cupboards and drawers with matching eye level units, tall shelved cupboard, work surfaces with breakfast bar, cooker with fitted stainless steel extractor hood above, space for upright fridge/freezer, space for washing machine, wall tiling, wood panelling to area for breakfast table and chairs, radiator, wall mounted Ideal updated gas boiler, double glazed window and door to front, further double glazed window beside door second Garden Area

### First Floor

#### Landing

3.55m max x 2.3m max (11'8" x 7'7") to include large airing cupboard housing cold and hot water tanks, double glazed window to side

### Bedroom 1

3.67m x 3.72m (12'0" x 12'2") plus built-in shelved cupboard, radiator beneath double glazed window to front

### Bedroom 2

3.89m x 3.36m max (12'9" x 11'0") plus built-in double wardrobe, radiator beneath double glazed window to side

### Bedroom 3

3.88m x 2.26m max (12'9" x 7'5") plus pair of built-in double wardrobes with locker cupboards above, radiator beneath double glazed window to side

### Bathroom

2.23m max x 1.94m max (7'4" x 6'4") panelled bath with mixer tap, pedestal wash basin, low level wc, half tiled walls, shaver point, radiator, double glazed tilt-and-turn window to side

### Outside

#### Front Garden

driveway parking in front of garage and walled area ideal to store bins

#### Garage

5.97m max x 2.47m max (19'7" x 8'1") accessed via up and over door, gas and electricity meters, replacement fuse box, power and light, glazed door to first Garden Area

#### Rear Gardens

FIRST GARDEN AREA 5.3m max x 5.1m max (17'5" x 16'8") retractable awning above door to sitting room, paved with borders having brick edging, door to garage, outside light - enjoys sunny southerly aspect, paved path to rear of sitting room accessing SECOND GARDEN AREA 5.4m x 5.1m (17'9" x 16'9") paved with doors out from kitchen and sitting room, borders with shrubs, outside tap



### Additional Information

#### FREEHOLD

Our client received confirmation in April 2024 that Freehold reversion for this property could be purchased for £3,000 plus payment of associated solicitors' costs and disbursements. Other houses in the close are now Freehold - please contact us with any questions.

#### Lease

999 years from 25 March 1967 with annual Ground Rent of £27.50 - to be confirmed

#### Council Tax

London Borough of Bromley - Band F

#### Charges

Maintenance of £360 for 2022-2023, for the upkeep of the communal gardens at the rear, shared by the townhouses in Ellesmere Avenue

