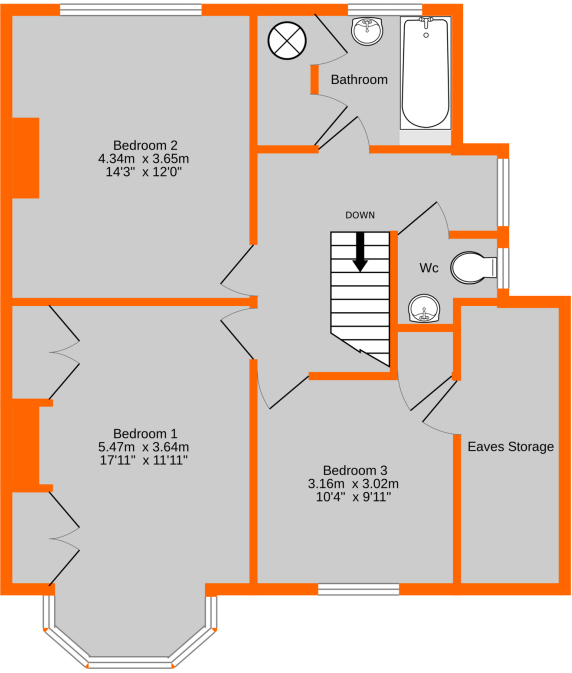
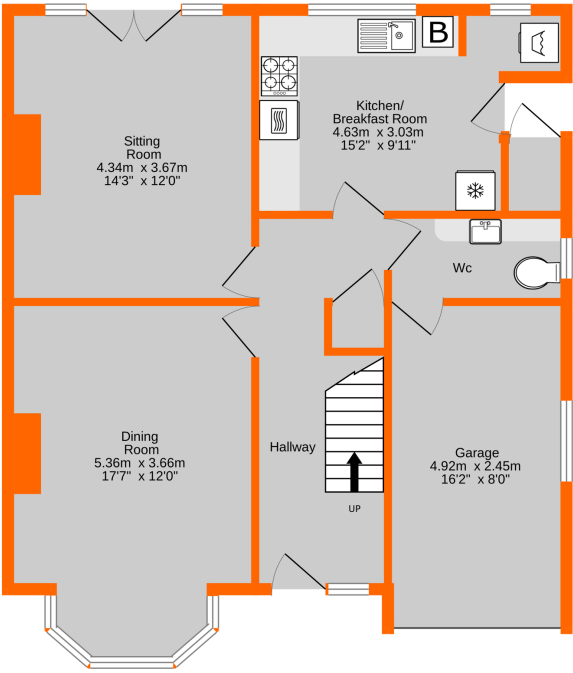


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Ground Floor
73.5 sq.m. (791 sq.ft.) approx.

1st Floor
60.6 sq.m. (652 sq.ft.) approx.



Eaves Storage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 134.1 sq.m. (1443 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Viewing by appointment with our Beckenham Office - 020 8650 2000

7 Forest Ridge, Beckenham, Kent BR3 3NH

£950,000 Freehold

- 1930's Semi detached 'Derby' house
- Three double bedrooms
- Characterful family home
- Gas central heating & double glazing
- In need of modernisation
- Landscaped gardens
- Prime, quiet location
- Garage & parking



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

George Proctor & Partners trading as Proctors

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7 Forest Ridge, Beckenham, Kent BR3 3NH

Proctors Beckenham High Street office are pleased to offer this lovely 'chain free' spacious 'Derby' built 1930's family home, having been lovingly cared for by the current vendor but by today's standards requires modernisation. The house, retaining its original layout is ready for the next owner to put their own stamp on it and if so desired extend (subject to the usual planning permission). Off the welcoming hall is a cloakroom and access to the integral garage. There are sitting and dining rooms together with a fitted kitchen/breakfast room, upstairs is a spacious landing off which are three double bedrooms, bathroom and separate toilet. The house retains a wealth of original character including stained glass leaded light windows, internal doors and furniture whilst having modern benefits including, fitted carpets, gas radiator central heating and some sealed unit double glazed replacement windows. Outside there are well stocked landscaped gardens together with driveway parking leading to a single integral garage. The rear garden, a particular feature of this property is 100' deep, mature and well stocked.

Location

Forest Ridge is a prime address within this ever popular collection of roads, being quiet and without much passing traffic, is a wonderfully convenient yet quiet location enjoying easy access to central Beckenham and in the vicinity of Kelsey Park. The property is only a quarter of a mile from Beckenham High Street with its restaurants, bars and shops whilst Beckenham Junction Station is approximately half a mile away with trains to Victoria and The City as well as trams to Croydon and Wimbledon. Clock House Station is approximately three quarters of a mile away with trains to London Bridge and Charing Cross, bus routes run along Village Way and the area is well served by schools for all ages.



Ground Floor

Entrance

original studded entrance door, glazed insets, leaded light windows to front

Entrance Hall

staircase to first floor, under stairs cupboard houses electric and gas meters, fuse box

Cloakroom

toilet, wall mounted wash basin, window to side, door to garage

Dining Room

sealed unit double glazed leaded light bay windows to front, plate rail, ornate fireplace (ornamental)

Sitting Room

ornamental fireplace surround, glazed covenant double doors flanked by windows onto garden

Fitted Kitchen/Breakfast Room

wooden fitted units comprise base and wall cupboards, drawers, worktops, inset sink unit with mixer tap, partly tiled walls, window to rear, old range recess, in-built fridge, 4 ring gas hob, eye level oven, shelved walk in larder, quarry tiled floor, plumbed new Hotpoint washing machine, window to rear.

Semi glazed door to rear lobby, built-in storage cupboard

Stairs To

First Floor

Landing

'L' shaped, stained glass leaded light windows to side, trap to loft

Bedroom 1

bay to front, range of double wardrobes along one wall

Bedroom 2

window to rear with good views

Bedroom 3

bay to front, access to eaves, small built-in wardrobe

Bathroom

panelled 'bubble' bath, separate shower over, pedestal wash basin, range of cupboards along one wall housing hot water cylinder

Separate Toilet

toilet, wall mounted wash basin, window to side

Outside

To the front

paved driveway for 1 car, remainder shrubbed, side access

Rear Garden

laid to lawn, flower/shrub beds, paved areas, outside tap, paved full width sun terrace

Garage

Single garage with up and over door to front, window to side

Additional Information

Council Tax
London Borough of Bromley - Band F
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