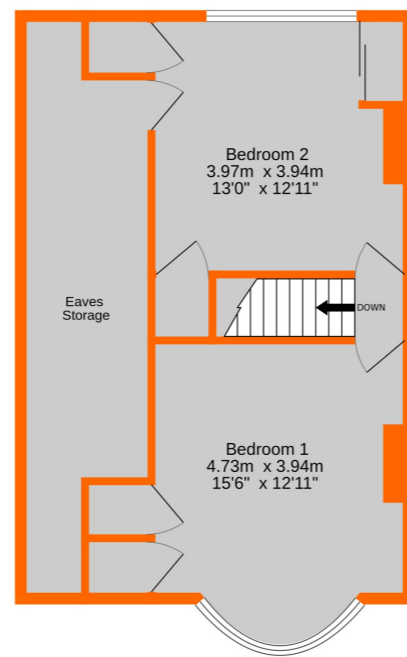
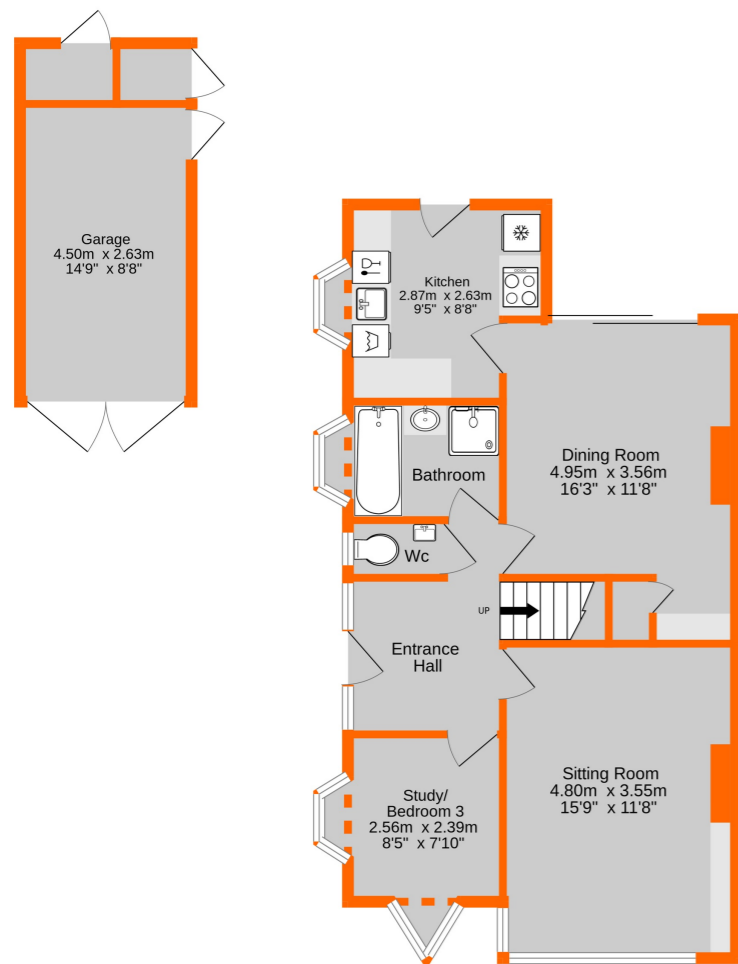


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
62.5 sq.m. (673 sq.ft.) approx.

1st Floor
53.6 sq.m. (577 sq.ft.) approx.



Garage & External Storage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 116.1 sq.m. (1250 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Park Langley Office - 020 8658 5588

25 Ronald Close, Beckenham, Kent BR3 3HX

£675,000 Freehold

- Attractive chalet-style semi detached
- Lovely sitting room and dining room
- Two large bedrooms and eaves storage
- Most similar houses have been extended
- Convenient location for Langley Park Schools
- Ideal study or third good size bedroom
- White suite bathroom and separate WC
- Driveway, garage and delightful garden

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 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



25 Ronald Close, Beckenham, Kent BR3 3HX

For sale with our Park Langley Office - Delightful chalet-style semi detached house in a tranquil cul-de-sac with lovely garden, ample parking and garage having two external storage cupboards to the rear. Conveniently close to the David Lloyd Club on Stanhope Grove plus Eden Park station and local schools, the property is attractively presented and well maintained with potential for extension to the rear or via a first floor side dormer extension, subject to planning permission and other required consents, as seen on many similarly built houses on the road. Such extensions can transform the overall space to make a great family home for a growing family targeting the favoured local schools or the existing property may equally appeal to downsizers wanting rooms of good proportions.

Location

In a desirable area, situated in a cul-de-sac with very little passing traffic, this property is well located for a good number of schools including Langley Park Secondary and Primary, Unicorn, Marian Vian Primary, Harris Academy and Eden Park High in Balmoral Avenue. Eden Park station provides train services to London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham. The David Lloyd sports club is situated opposite the end of the road on Stanhope Grove and local shops are available at Elmers End, Upper Elmers End Road or by the Park Langley roundabout.



Ground Floor

Entrance Hall

3.27m max x 2.36m (10'9 x 7'9) includes area by door to dining room, covered radiator, wood strip flooring, plate rail, tall double glazed windows beside entrance door

Dining Room

4.95m max x 3.56m max (16'3 x 11'8) includes wide recess with cupboard extending beneath stairs and fitted dresser having base cupboards with display cabinets above, two radiators, wood strip flooring to match hall, full height double glazed sliding patio door to garden

Kitchen

2.87m x 2.63m (9'5 x 8'8) base cupboards, drawers, integrated dishwasher and washing machine beneath beneath work surfaces, inset stainless steel sink with mixer tap, cooker hood above touch control ceramic hob with oven beneath, integrated upright fridge/freezer, wall tiling, eye level cupboards and built-in microwave, display cabinets with large drawers beneath, radiator, tiled floor, double glazed bay window to side with tiled deep sill and double glazed door to garden

Sitting Room

4.8m x 3.55m max (15'9 x 11'8) includes fitted base cupboards to one side of chimney breast recess having shelving and two double power points giving provision for wall mounted tv above, radiator, leaded light windows to front with matching side return

Study/Bedroom 3

2.56m x 2.39m (8'5 x 7'10) full length fitted desktop and storage unit with cupboards and drawers, radiator, high level double glazed bay window to side with deep sill and leaded light bay window to front with plantation shutters

Bathroom

2.35m x 1.68m (7'9 x 5'6) white panelled bath with mixer tap and shower attachment, wash basin with cupboard beneath, tiled shower cubicle with folding door, radiator, wall tiling above bath and basin, high level double glazed bay window to side with tiled deep sill

Cloakroom/Separate WC

white low level suite, wash basin with mixer tap having double cupboard beneath, double glazed window to side

First Floor

Landing

hatch to loft

Bedroom 1

4.73m max into bay x 3.94m max (15'6 x 12'11) plus deep double wardrobe, picture rail, pair of radiators set into bay with double glazed windows to front

Bedroom 2

3.97m x 3.94m max (13'0 x 12'11) plus built-in wardrobe and door to eaves storage (see below), further deep wardrobe/cupboard extending over stairs, fitted double wardrobe to one side of chimney breast, radiator beneath double glazed window to rear - EAVES STORAGE 6.57m x 2.0m measured floor area (21'7 x 6'7) insulated with boarded floor, light and power

Outside

Front Garden

17.5m (57ft) driveway providing parking for several cars in front of garage, paved path beside drive to house having rose bed, area of lawn and additional borders to front of house with low level brick wall to boundary

Garage

4.5m x 2.63m (14'9 x 8'8) double doors from driveway, light and power, work bench and shelving, door to terrace

Rear Garden

about 14.5m max x 11.35m (47'7 x 37'3) paved terrace accessed from dining room and kitchen, additional area beside garage with gate to front garden and outside tap, outside lights, pathway around lawn and attractive borders with brick edging, greenhouse and additional terrace area with water tap
OUTSIDE CUPBOARD 1.42m x 1.17m (4'8 x 3'10) space for bins, door from terrace
GARDEN STORE 1.4m x 1.16m (4'7 x 3'8) behind garage with door to rear

Additional Information

Council Tax

London Borough of Bromley - Band E

