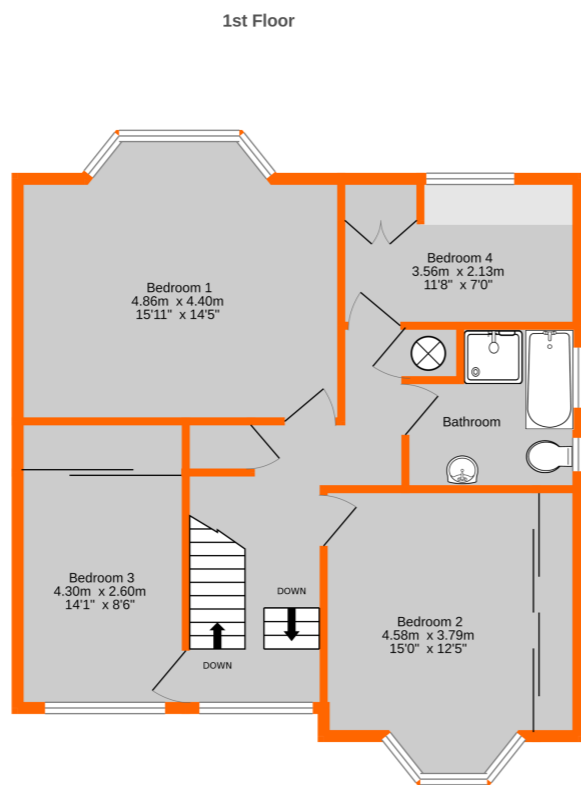
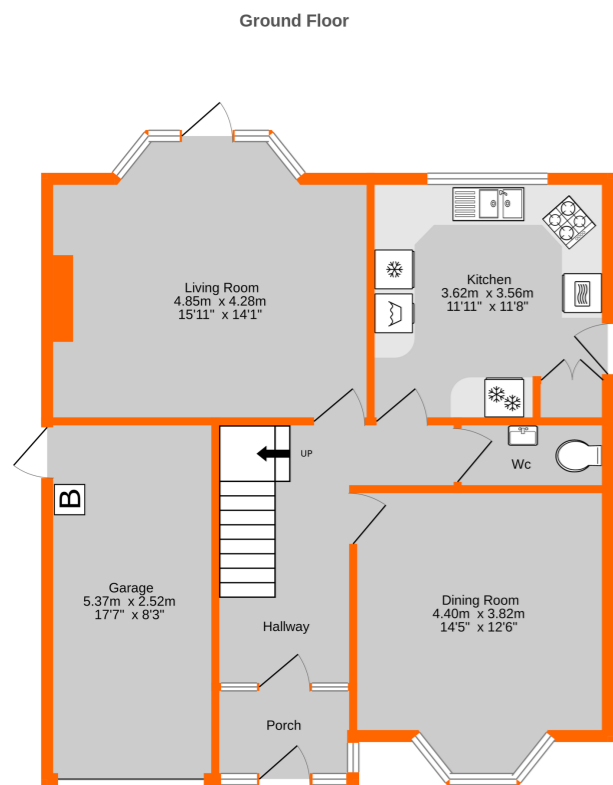


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage Sq.M Not Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 133.9 sq.m. (1441 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



Viewing by appointment with our Beckenham Office - 020 8650 2000

105 Foxgrove Road, Beckenham, Kent BR3 5DA

£1,275,000 Freehold

- Sought after location
- Detached family house
- Four good sized bedrooms
- Chain Free
- Lovely re-modelled bathroom
- Ample parking and garage
- Potential to extend STPP
- Near to Beckenham Place Park

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



105 Foxgrove Road, Beckenham, Kent BR3 5DA

This lovely older style, detached family house, set well back from the road, offers great accommodation with the potential to extend. Having been lovingly cared for over the years and modernised now boasting four good size bedrooms, three with wardrobes, lovely re-modelled bathroom, two great receptions, cloakroom and a fitted kitchen/breakfast room. There is an integral single garage with remote door and well maintained gardens front and rear with mature planting, terracing and ample driveway parking to the front. Benefits include gas radiator central heating with a renewed boiler, uPVC sealed unit double glazed replacement windows and doors, Photovoltaic (solar panels) cells fitted to the roof, to help keep the electric bills lower and so helping with the expenses of running a home

Location

Situated at the crest of the ever popular Foxgrove Road near to entrances to Beckenham Place Park (96 Hectares) with lake that is 285 metres long offering pre-booked swimming and paddle boarding sessions. Local shops are available at Oakhill Parade with The Chancery gastro-pub. Regular bus services run along Foxgrove Road to Bromley town center. Beckenham High Street is within a mile away and Beckenham Junction station provides trains to Victoria and London Bridge as well as trams to Croydon and Wimbledon. Ravensbourne station is about a 1/4 of a mile and New Beckenham station is under a mile away with trains to The City and DLR connection at Lewisham.



Ground Floor

Entrance Porch

semi glazed uPVC replacement door and windows to front, ceramic tiled floor, glazed door flanked by window to

Entrance Hall

stairs to first floor with under stairs cupboard

Cloakroom

white suite of toilet with concealed cistern, wash basin with mixer tap and cupboard below, fully tiled walls, window to side, downlights

Living Room

4.85m x 4.28m (15' 11" x 14' 1") bay to rear, with glazed door onto gardens, wall light points, coved cornice, real flame gas fire with raised marble hearth

Dining Room

4.40m x 3.82m (14' 5" x 12' 6") bay to front, coved cornice

Kitchen/Breakfast Room

3.62m x 3.56m (11' 11" x 11' 8") tiled floor, oak fronted base and wall cupboards and drawers, solid wooden worktops, inset twin bowl sink unit with mixer tap, inset 4 ring gas hob with extractor hood over, separate double oven, wall corner shelves, plumbing and space for washing machine and dishwasher, pelmet lighting, partly tiled walls, fridge/freezer recess, large in-built larder/utility cupboard, window to rear, glazed door to side, coved cornice

Stairs to

First Floor

Landing

window to front, built-in storage cupboard, trap to loft space with loft ladder, further built-in shelved airing cupboard houses hot water cylinder.

Bedroom 1

4.86m x 4.40m (15' 11" x 14' 5") large bay to rear, coved cornice

Bedroom 2

4.58m x 3.79m (15' 0" x 12' 5") large bay to front, range of fitted mirror fronted wardrobes along one wall with sliding doors, shelved and hanging areas

Bedroom 3

4.30m x 2.60m (14' 1" x 8' 6") window to front, fitted wardrobes along one wall with mirror fronted sliding doors, and shelved/hanging compartments

Bedroom 4

3.56m x 2.13m (11' 8" x 7' 0") window to rear, range of fitted wardrobes, cupboards dresser unit with drawers

Bathroom

re-modelled white suite of tiled panelled bath with mixer tap, separate walk-in double shower with Aqualisa remote start and glazed screen, vanity surface with inset wash basin with mixer tap with cupboards below, wall cupboards above with lighting and mirror, toilet with concealed cistern, fully tiled walls, laminated floor, two windows to side, downlights, two wall mounted chrome radiator/towel rails

Outside

Integrated Single Garage

5.37m x 2.52m (17' 7" x 8' 3") with remote, electric roller door to front, door to side, wall mounted replaced Worcester gas boiler, power and light

To the Front

walled front boundary, flower/shrub borders and trees, artificial lawn area, brick block driveway providing ample parking, side gated access to both sides of house

Rear Garden

Timber Summerhouse: windows and glazed doors

paved sun terrace, mature flower/shrub beds and trees, mainly laid to lawn with pathways leading to bottom of the garden, further lawn and paved terrace area, outside tap, pre cast garage with double doors and windows, power and light, used as a shed (there is no vehicle access to this garage)

Council Tax

Band G