

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



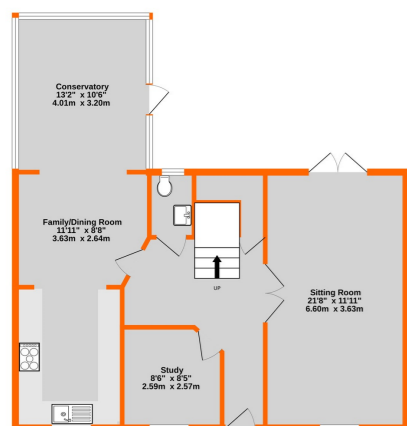
Viewing by appointment with our Park Langley Office - 020 8658 5588

17 Tudor Road, Beckenham, Kent BR3 6QR

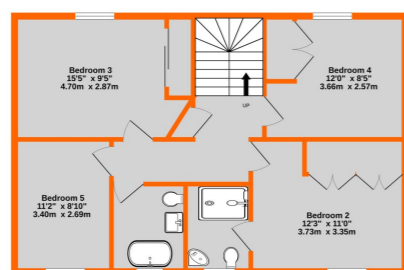
**£1,100,000 Freehold**

- Double fronted detached house
- Five bedrooms and three bathrooms
- Well appointed kitchen and utility
- 42ft x 60ft rear garden
- Quiet yet convenient cul-de-sac location
- Three receptions plus conservatory
- Double garage and parking
- Offered to the market 'Chain Free'

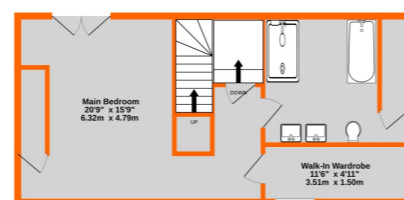
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 2094 sq.ft. (194.5 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.  
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## 17 Tudor Road, Beckenham, Kent BR3 6QR

Particularly spacious modern family home, offered for sale by our Park Langley office, and situated in a sought after cul-de-sac close to Kelsey Park. Fabulous loft conversion with impressive main bedroom having Juliet balcony to rear plus walk-in wardrobe and en suite providing both a bath and large shower cubicle. Four additional good size bedrooms on first floor plus second en suite and beautifully appointed family bathroom. The generous accommodation continues on the ground floor with large sitting room off the entrance hall plus study and family/dining room open plan to conservatory and kitchen offering great space for everyday living. The attractive landscaped garden has a paved terrace and the large double garage includes a partitioned utility room. This property will have a wide appeal especially to young families favouring the convenience of this location and good local schools including Langley Park which is approximately a mile away.

### Location

Conveniently located for the popular shops on Wickham Road by the Park Langley roundabout providing a chemist, newsagent, French delicatessen and coffee shop, wine merchant with post office, convenience store and baker plus Tesco Express just around the corner. Opposite the turning into Tudor Road is an entrance to Kelsey Park providing an attractive walk to Beckenham High Street, about three quarters of a mile away. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. Bus route 162 runs along Wickham Road for Beckenham and Bromley town centres with Clare House and Langley Schools in the vicinity.



### Ground Floor

#### Entrance Hall

4.89m max x 3.66m max (16'1" x 12'0") plus large walk-in cupboard extending beneath stairs, Amtico flooring, covered radiator

#### Cloakroom

white low level wc and wash basin with mixer tap having cupboard beneath, wall tiling, tiled floor, double glazed window to rear

#### Study

2.59m x 2.57m (8'6" x 8'5") tiled floor, radiator, double glazed window to front

#### Spacious Sitting Room

6.61m x 3.64m (21'8" x 11'11") Amtico flooring, raised feature fireplace recess, two radiators, double glazed window to front and full height double glazed windows beside doors to garden

#### Family/Dining Room

3.64m x 2.64m (11'11" x 8'8") radiator, wood finish flooring, open plan to kitchen and conservatory

#### Conservatory

4.02m x 3.19m (13'2" x 10'6") wood finish flooring, radiator, double glazed with views over garden and doors to terrace

#### Kitchen

3.62m x 2.78m (11'11" x 9'1") well appointed with good range of base cupboards and drawers including large pan drawers beneath granite work surfaces, 1½ bowl stainless steel sinks with mixer tap, Baumatic cooker hood above range oven with 5-burner gas hob, integrated dishwasher and upright fridge/freezer, eye level cupboards including cupboard with Vaillant wall mounted gas boiler, double glazed window to front with half height plantation shutters

### First Floor

#### Landing

4m max x 3.77m max (13'1" x 12'4") to include return staircase with double glazed window to rear, built-in cupboard beside stairs to top floor



### Bedroom 2

3.74m x 3.64m (12'3" x 11'11") to include pair of built-in double wardrobes, radiator beneath double glazed window to front with plantation shutters

#### En Suite Shower Room

2.27m x 1.67m (7'5" x 5'6") full width shower with glazed screen, low level wc and circular wash basin with mixer tap set on base unit with shelf beneath, tiled walls, mirror above basin, heated towel rail, tiled floor, extractor fan, double glazed window to front with plantation shutter

### Bedroom 3

4.69m max x 2.87m (15'5" x 9'5") to include built-in double wardrobe with sliding doors, radiator beneath double glazed window to rear

### Bedroom 4

3.65m x 2.56m (12'0" x 8'5") to include built-in double wardrobe, radiator beneath double glazed window to rear

### Bedroom 5

3.4m x 2.7m (11'2" x 8'10") radiator beneath double glazed window to front

#### Family Bathroom

2.25m x 1.91m (7'5" x 6'3") large white panelled bath with mixer tap and shower attachment, wash basin with mixer tap having deep drawer beneath, low level wc, tiled walls with large mirror above basin, heated towel rail, tiled floor, extractor fan, double glazed window to front with plantation shutter

### Second/Top Floor

#### Small Landing

double glazed window to rear above stairs

#### Main Bedroom

6.32m x 4.79m (20'9" x 15'9") to include area by door from landing with built-in shelves beside disguised bookcase door to walk-in wardrobe, bedroom has access to eaves storage, radiator, upholstered panelling to one wall, display recess beneath space for flatscreen tv, two Velux windows to front plus full height double glazed windows beside double doors to rear with Juliet balcony



### Walk-In Wardrobe

3.5m x 1.51m (11'6" x 4'11") extensive hanging to one side plus shelves to far end, downlights and double glazed Velux window to front

#### Generous En Suite Bathroom

3.58m max x 3.07m max (11'9" x 10'1") white panelled bath with feature mixer tap and retractable hand shower, separate large shower cubicle with sliding door, low level wc with concealed cistern, twin wash basins with mixer taps set on shelf surface with storage lockers beneath, built-in cupboard, tiled walls, chrome heated towel rail, wall lights above basins, extractor fan, double glazed window to rear

### Outside

#### Front Garden

mainly laid to lawn with established border including trees and shrubs providing seclusion, double width driveway in front of garage

#### Double Garage

5.70m x 5.24m (18'8" x 17'2") with twin up and over doors, light and power, pitched roof with eaves storage, currently divided to create separate utility room

#### ~ Utility Room

3.51m x 2.53m (11'6" x 8'4") work surface with space beneath for washing machine and tumble dryer, space for additional appliances, light and power, door to garage area and part glazed door to side

#### Rear Garden

about 12.9m max x 18.5m max (42ft x 60ft) including area to rear of garage, paved terrace with outside lights and power points, path with lights to door accessing garage/utility room and continuing beside conservatory and house to gate providing side access, steps from terrace to main area of lawn with raised borders to rear and children's play area behind garage

### Additional Information

#### Council Tax

London Borough of Bromley - Band G