

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(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

73 Monks Orchard Road, Beckenham, Kent BR3 3BJ

£760,000 Freehold

- Great location for Langley Park Schools
- Spacious sitting room and welcoming hall
- Large 47m/150ft garden backing woods
- Other similar house have converted lofts
- Lovely open plan ground floor extension
- Three good size bedrooms and bathroom
- Re-built garage and store room to rear
- Convenient for the Super Loop bus route

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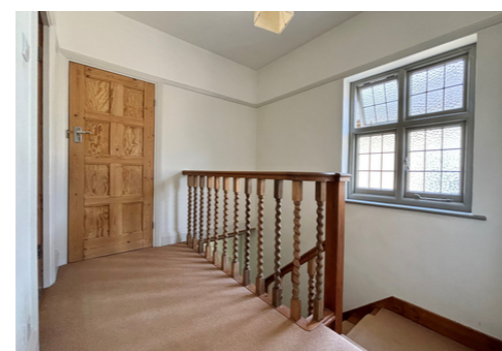
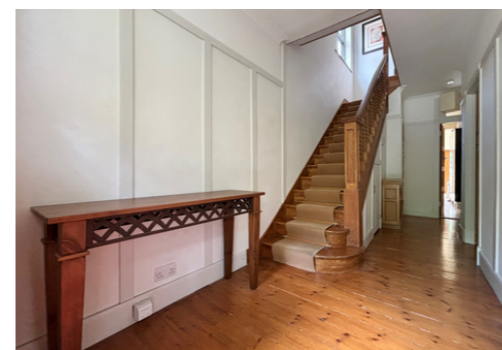


73 Monks Orchard Road, Beckenham, Kent BR3 3BJ

Semi detached family home with delightful 47m (150ft) garden backing onto woodland, in the vicinity of the popular LANGLEY PARK SCHOOLS (Secondary and Primary) as well as Unicorn and Oak Lodge Primary schools. A lovely rear extension has transformed the ground floor, overlooking the garden this is open plan to both the kitchen and dining room, creating a fabulous reception space. The attractive sitting room, to the front, has exposed floorboards and there is a downstairs cloakroom off the hall. Three good bedrooms on first floor plus spacious family bathroom. The property has been lovingly maintained with character features including the internal doors and there is scope for some further updating. The garage was rebuilt about 20 years ago to include a store room to the rear (planning permission granted in September 2003) and the house has been re-roofed in recent years.

Location

Very good location for local schools with the popular Langley Park Secondary Schools approximately half a mile away and Unicorn Primary School is off South Eden Park Road, by the entrance to the Langley Waterside development. This property backs onto High Broom Woods and it is possible to walk through the woods to Oak Lodge Primary School at the end of St David's Close and St David's College on South Eden Park Road. West Wickham High Street is approximately two-thirds of a mile away providing a good range of shops, restaurants and other amenities. The property offers easy access to the Super Loop bus route and train services to London are available from Eden Park and West Wickham stations.



Ground Floor

Entrance Hall

5.81m x 1.94m (19'1 x 6'4) widening to far end, includes cupboard beneath stairs with attractive spindled oak banister, exposed floorboards, radiator, windows beside and above front door

Cloakroom

white low level wc, mosaic tiling above corner wash basin, Amtico flooring, window to side

Generous Sitting Room

5.2m x 3.79m max (17'1 x 12'5) includes fireplace with painted surround, exposed floorboards, picture rail, radiator, large window to front with side return

Dining Room

4.27m x 3.20m max (14'0 x 10'6) includes open fireplace with raised hearth, radiator, picture rail, wood finish flooring extending through wide opening to Living Room

Open Plan Kitchen/Living Room

two areas as follows:

~ Living Room

5.39m x 3.51m (17'8 x 11'6) open plan to dining room and kitchen with wood finish flooring to match, built as an extension across rear of house offering bright space with Corian work surface to one wall with base cupboards and drawers including deep pan drawers beneath plus space for both dishwasher and washing machine, double sinks and mixer tap, radiator, two double glazed Velux windows plus two pairs of double glazed doors with matching central panel to terrace and garden

~ Kitchen

further base cupboards and drawers beneath Corian work surface, stainless steel Smeg cooker hood and splashback above Britannia rangemaster oven with 5-burner hob, tall double cupboard providing excellent storage plus wall cupboards beside and above space for large fridge/freezer, wall cupboard beside fridge/freezer conceals Vaillant wall mounted gas boiler, wall tiling, window to side

First Floor

Landing

2.84m x 2.45m max (9'4 x 8'0) includes stairs, picture rail, window to side, hatch with ladder to loft space with light

Bedroom 1

4.97m x 3.50m max (16'4 x 11'6) includes extensive range of wardrobes, cupboards and drawers providing considerable storage, picture rail, radiator set into curved bay with windows to front

Bedroom 2

4.29m x 3.33m max (14'1 x 10'11) picture rail, large double wardrobe either side of chimney breast, radiator beneath double glazed window to rear

Bedroom 3

3.3m max x 2.28m (10'10 x 7'6) wood finish flooring, picture rail, radiator, attractive bay with windows to front

Spacious Bathroom

2.95m x 2.43m (9'8 x 8'0) includes large cast iron bath with built-in shower and hinged screen over, pedestal wash basin, low level wc and bidet, Carrara Bianco marble wall tiling, mirror and wall lights above basin, full height built-in cupboard, large chrome heated towel rail, double glazed windows to side and rear

Outside

Front Garden

paved pathway to front door, lawn and borders

Garage

5.19m x 2.61m (17'0 x 8'7) re-built approximately 25 years ago to include Store Room, up and over door to shared driveway, pitched roof with eaves storage, light and power, double glazed door to side accessing garden

Store Room

2.51m x 2.13m (8'3 x 7'0) behind garage with lights, power points, external power, double glazed door from terrace and double glazed window to rear

Rear Garden

about 47m (154ft) in length, backing onto woodland, paved terrace with doors out from kitchen/family room having steps to extensive additional terrace beside garage with outside lights and water tap, then laid to lawn with borders, established trees to far end

Additional Information

Council Tax

London Borough of Bromley - Band E