





28 Queens Road, Beckenham BR3 4JW

A former care home with spacious rooms over three floors, which has now been changed to residential use and, although there is permission granted to use as an HMO, this would make a wonderful family home, as shown by neighbouring houses. Needing modernisation, the basic positives include a bathroom or shower room on each floor, with two reception rooms to the ground floor along with kitchen and utility, plus six bedrooms over the upper two floors. West is best for the rear garden offering a paved terrace and large area of lawn plus the benefit of off street parking to the front, with shared driveway leading to a garage towards the rear line of the property. Chain free and excellent potential are two great reasons to consider this period property.

Location

Queens Road is conveniently situated a short distance from Clock House Station (trains to Charing Cross), Beckenham Spa and library. The High Street is less than a third of a mile away with excellent range of shops, restaurants, bars and social amenities. The sought after Balgowan Primary School is around a quarter of a mile away with the open space of Croydon Road Recreation Ground a little further away.



Ground Floor

Entrance Hall

5.38m max x 2.42m max (17' 8" x 7' 11") to include cupboard and recess beneath staircase, radiator, access to secondary staircase, double glazed inserts to front door with double glazed leaded light windows above and beside

Sitting Room

5.12m max x 3.41m max (16' 10" x 11' 2") plus recess beside bay with double glazed windows to front, radiator

Dining Room

4.85m max x 3.81m max (15' 11" x 12' 6") radiator, double glazed windows either side and above matching double doors to rear garden

Kitchen

3.64m x 3.05m (11' 11" x 10' 0") base cupboards and drawers, eye level units, work surface, stainless steel double sink and drainer with mixer tap, spaces for appliances, double glazed window to side and rear, door to

Inner Hall

with radiator, doors to utility room and bathroom

Utility Room

2.27m x 2.25m (7' 5" x 7' 5") stainless steel sink with cupboard beneath, wall mounted Vaillant boiler, double glazed window to rear

Bathroom

2.42m x 1.34m (7' 11" x 4' 5") white panelled bath with mixer tap, shower spray attachment and wall tiling, low level wc, pedestal wash basin, radiator, double glazed window to side

First Floor

Landing

3.38m max x 2.57m max (11' 1" x 8' 5") radiator, double glazed windows to side

Bedroom 1

4.21m x 3.49m max (13' 10" x 11' 5") plus recess, radiator, double glazed window to front

Bedroom 2

4.96m max x 3.88m max (16' 3" x 12' 9") radiator, double glazed UPVc sash windows to rear - above dining room

Bedroom 3

3.76m max x 3.19m max (12' 4" x 10' 6") radiator, double glazed UPVc sash window to rear - above kitchen

Bathroom

2.56m max x 1.95m max (8' 5" x 6' 5") white panelled bath with mixer tap and shower spray attachment, low level wc, pedestal wash basin, shelved cupboard, radiator, double glazed window to front

Second/Top Floor

Top Landing

3.55m max x 1.64m max (11' 8" x 5' 5") to include stairwell, double glazed window to side

Bedroom 4

4.73m max x 3.53m max (15' 6" x 11' 7") radiator, double glazed window to front

Bedroom 5

5m max x 4.08m max (16' 5" x 13' 5") of irregular shape to include cupboard housing lagged hot water cylinder, radiator, double glazed window to rear

Bedroom 6

3.66m max x 3.56m max (12' 0" x 11' 8") radiator, double glazed window to front

Bathroom

2.52m x 2.10m (8' 3" x 6' 11") white panelled bath with mixer tap and shower spray attachment, pedestal wash basin, low level wc, radiator, trap to loft, double glazed window to side

Outside

Front Garden

mainly paved to provide off road parking

Single Garage

with up and over door to rear boundary

Rear Garden

about 26m x 9m (85' 4" x 29' 6") large L-shaped area of lawn with paved terrace accessed from dining room and inner lobby beside utility room, hardstanding shared driveway access to side of property leading to garage

Additional Information

Council Tax

London Borough of Bromley - Band G  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
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