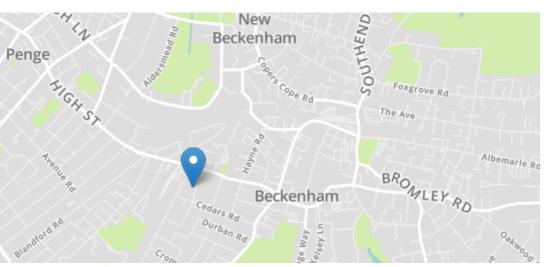
Park Langley Office

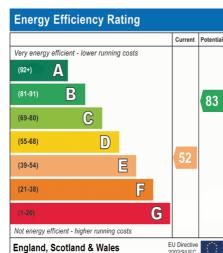
104 Wickham Road, Beckenham, BR3 6QH

2 020 8658 5588

parklangley@proctors.london

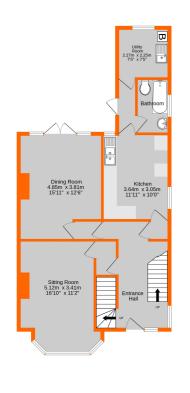


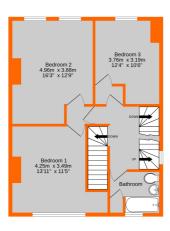




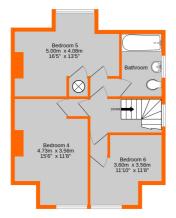
Ground Floor 75.4 sq.m. (812 sq.ft.) approx.

1st Floor 60.6 sq.m. (652 sq.ft.) approx.





2nd Floor 54.3 sq.m. (584 sq.ft.) approx.



TOTAL FLOOR AREA: 190.3 sq.m. (2048 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Disdaimer: 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.



Park Langley Office

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

28 Queens Road, Beckenham BR3 4JW

£1,250,000 Freehold

- Offered to the market 'Chain Free'
- Two reception rooms to ground floor
- Off street parking to front plus garage
- Convenient location for Clock House station
- Six bedrooms and three bath/shower rooms
- Former care home requiring updating
- Kitchen and separate utility room
- 26m/85ft west facing rear garden

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Offices: Beckenham | Bromley | Park Langley | Petts Wood | Shirley | West Wickham



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. 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.













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

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

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

with radiator, doors to utility room and bathroom

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

 $2.42m \times 1.34m (7' 11" \times 4' 5")$ 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

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

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

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

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

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

 $2.52m \times 2.10m$ (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

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

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage