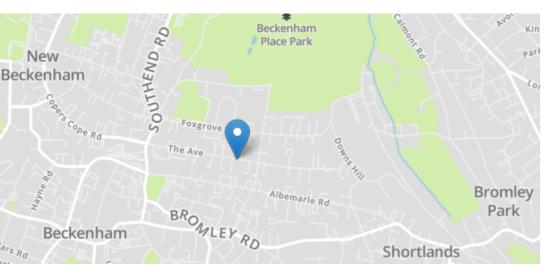
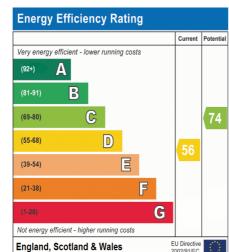
Park Langley Office

- 104 Wickham Road, Beckenham, BR3 6QH
- **2** 020 8658 5588
- parklangley@proctors.london

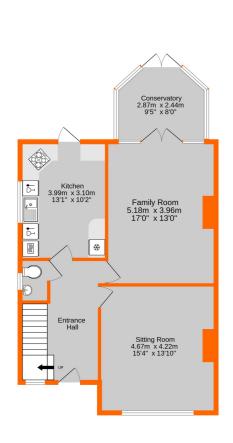


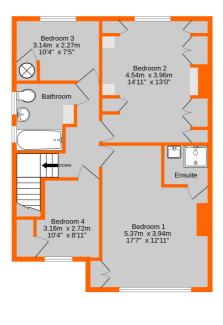




1st Floor 66.2 sq.m. (712 sq.ft.) approx.







Garage Sq.M Not Included In Total Approx. Floor Area TOTAL FLOOR AREA: 140.2 sq.m. (1509 sq.ft.) approx.

gents 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 ompanies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.



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

23d The Avenue, Beckenham BR3 5DG

Offers in Excess of £1,000,000 Freehold

- Beautifully maintained family home
- Handsome detached mock Tudor design
- Four bedrooms to first floor
- Wonderful secluded rear garden

- Third of a mile from High Street and station
- Two reception rooms plus conservatory
- En suite shower and separate bathroom
- Garage plus off street parking to front







23d The Avenue, Beckenham BR3 5DG

Beautifully presented and maintained by the long-term owners, this detached mock Tudor home combines classic character with generous living spaces. The property features a spacious entrance hall, with traditional reception rooms set separately from the inviting kitchen/breakfast room, perfect for both entertaining and family living. Upstairs, all four bedrooms are well proportioned, including an exceptionally large principal bedroom with en-suite shower room. Bedroom two also benefits from an abundance of fitted wardrobes. Externally, the home enjoys a substantial front lawn, offstreet parking, and a shared side driveway leading to the garage. The rear garden is a particular highlight, with a beautiful green outlook providing a sense of peace and privacy. Situated in close proximity to excellent transport links, this property offers a rare opportunity to secure a distinguished detached home in a central Beckenham location.

Location

This property is situated on The Avenue, near the junction with Westgate Road, within half a mile of the High Street and Beckenham Junction station providing trains to Victoria and The City as well as trams to Croydon and Wimbledon. Ravensbourne station is also a similar distance whilst New Beckenham station is under a mile away with trains to The City and DLR connection at Lewisham. Bus services to local town centres can be found on Foxgrove Road and an entrance to the beautiful Beckenham Place Park is located at the end of Westgate Road (about 96 hectares/237 acres with coffee shop and The Mansion Bar and Cafe in original mansion building plus wild swimming lake). Local shops are available at Oakhill Parade along with The Chancery gastro-pub.









Ground Floor

Covered Porch

with quarry tiled step

Entrance Hall

4.69m max x 2.83m (15' 5" x 9' 3") includes understairs cupboard with light, wood effect floor, radiator, wall panelling, downlights and picture rail, front door with stained glass inserts and matching window above, leaded light double glazed window beside

Cloakroon

1.57m x 1.18m (5' 2" x 3' 10") white low level wc, wall mounted wash basin with mixer tap and cupboard beneath, radiator, leaded light double glazed window to side

tting Room

 $4.67m \times 4.22m \ max \ (15' \ 4'' \times 13' \ 10'')$ fireplace with wood mantle and surround having fitted gas fire, radiator beneath leaded light double glazed window to front with plantation shutters

Family Room

 $5.18 \,\mathrm{m} \times 3.96 \,\mathrm{m}$ max (17' 0" \times 13' 0") fireplace with fitted gas fire, wood mantle and surround, radiator, original leaded light windows either side and above double doors with matching glazed inserts to conservatory

Conservator

2.87m max x 2.44m max (9' 5" x 8' 0") ceramic tiled floor, double glazed windows with matching double doors overlooking delightful rear garden

Kitchei

3.99m x 3.10m (13' 1" x 10' 2") with ample base cupboards and drawers plus matching eye level units and display shelves, granite work surfaces incorporating drainer for 1½ bowl ceramic sink with mixer tap, matching upstand, integrated Bosch dishwasher, AEG washing machine and Neff electric oven and grill, inset 4-ring Neff gas hob with extractor hood above and integrated AEG fridge/freezer, upright radiator, leaded light double glazed window to side and double glazed door to rear garden

First Floor

Landing

3.65m max x 3.16m max (12' 0" x 10' 4") to include staircase with stained glass leaded light double glazed window to side, trap to loft with retractable ladder

Bedroom 1

 $5.37\,m$ max x $3.94\,m$ max (17' 7" x 12' 11") including en suite having shallow double cupboard and radiator beneath double glazed window to front

En Suite Shower Room

1.58m x 1.53m (5' 2" x 5' 0") tiled shower cubicle and Aqualisa shower, white wash basin with mixer tap and cupboard beneath, further wall tiling, wood effect floor, downlights and extractor fan

Bedroom 2

4.54m x 3.96m max (14' 11" x 13' 0") to include fitted wardrobes high level locker cupboards, radiator beneath double glazed window to rear

Bedroom 3

3.14m x 2.27m (10' 4" x 7' 5") to include airing cupboard housing hot water cylinder and Worcester boiler for central heating, radiator beneath double glazed window to rear

Bedroom

3.16m max x 2.72m max (10' 4" x 8' 11") L-shaped with fitted wardrobe, radiator beneath double glazed window to front

Family Bathroon

2.45m max x 2.09m max (8' 0" x 6' 10") panelled bath with mixer tap, separate shower over and glazed folding screen, pedestal wash basin, low level wc, heated towel rail, fully tiled walls, ceramic floor tiling, double glazed windows to side

Outside

Front Garde

having brick pavior driveway providing parking for two cars plus area of lawn beside established planting





Garage

5.27m x 3.05m (17' 3" x 10' 0") brick built with pitched roof, power and light, up and over door, window to rear, approached via shared drive

Rear Garden

full width paved terrace, gated side access to driveway and garage, water tap, stunning lawned garden, beautifully planted with borders either side, further paved area leading to meandering path to far end with pergola covered by wisteria and timber shed

Additional Information

Council Ta

London Borough of Bromley - Band G Please visit: 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 checker.ofcom.org.uk/en-gb/mobile-coverage