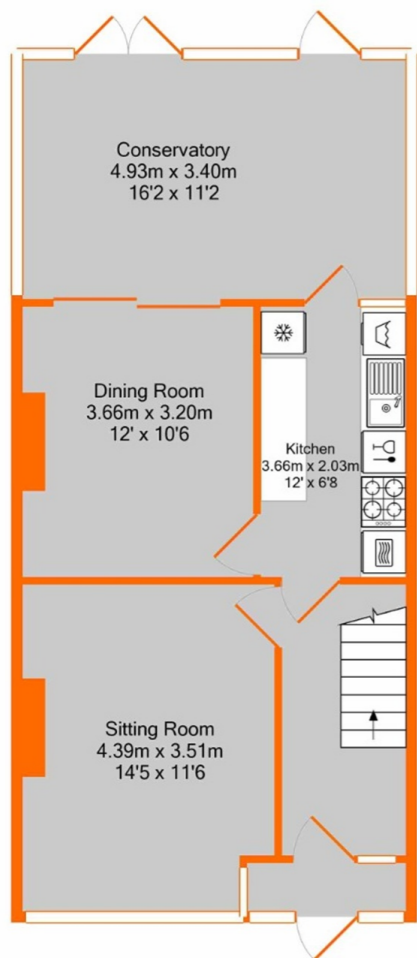
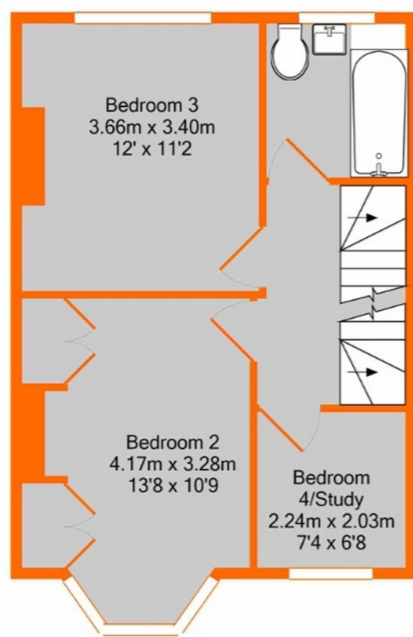


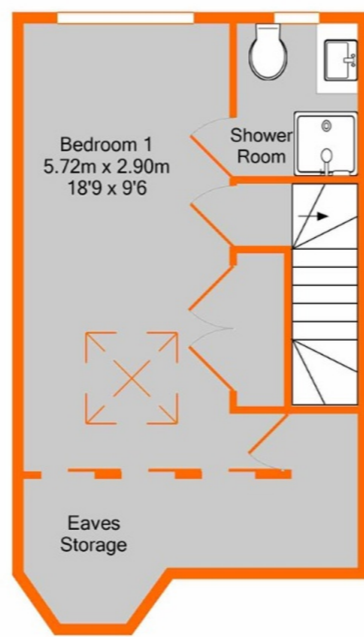
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



1st Floor



2nd Floor

Eaves Storage Sq.M NOT Included In Total Approx. Floor Area  
 Total Approx. Floor Area 125.2 Sq.M. (1348 Sq.Ft.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2021



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

87 Abbots Way, Beckenham BR3 3SE

**£625,000 Freehold**

- Situated in quietest part of the road
- Top floor main bedroom with en suite
- Attractive sunny south facing garden
- Two good size main reception rooms
- Extended FOUR BEDROOM property
- Well appointed bathroom on first floor
- Open views over allotments to west
- Fitted kitchen and large conservatory

Disclaimer: 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 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.  
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## 87 Abbots Way, Beckenham BR3 3SE

Delightful FOUR BEDROOM terraced house with attractive open views over neighbouring gardens and allotments, situated in the final no-through section of the road with little passing traffic. Two reception rooms plus kitchen and large double glazed conservatory giving generous additional living space, three bedrooms on first floor plus well appointed bathroom and loft conversion providing generous main bedroom with en suite shower room. Off road parking to front and attractive rear garden enjoying plenty of sunshine with southerly aspect. A lovely family home with choice of local schools.

### Location

Abbots Way is a side turning off Upper Elmers End Road approximately three quarters of a mile from both Elmers End and Eden Park stations (trains to London Bridge, Charing Cross and Cannon Street). Bus routes run along Upper Elmers End Road and local shops can be found around quarter of a mile away, along with David Lloyd Sports Centre. Langley Park Secondary and Primary Schools are about a mile away whilst Marian Vian Primary School is within quarter of a mile and Eden Park High Secondary School is situated off Balmoral Avenue.



### Ground Floor

#### Enclosed Porch

double glazed windows and door, wall light, quarry tiled floor

#### Entrance Hall

3.86m x 1.75m (12'8" x 5'9") includes cupboard beneath stairs, radiator, wood finish floor, windows beside and above front door with glazed insert

#### Sitting Room

4.39m max x 3.51m max (14'5" x 11'6") cast iron fireplace with open grate and timber surround, picture rail, radiator, large double glazed window to front with side return to porch

#### Dining Room

3.66m x 3.20m max (12'0" x 10'6") picture rail, radiator, fireplace recess, double glazed sliding patio door to conservatory

#### Kitchen

3.66m x 2.03m (12'0" x 6'8") base cupboards and drawers beneath work surfaces plus dishwasher and space for washing machine, inset single drainer sink with mixer tap, extractor hood above 4-ring AEG Induction hob, upright fridge/freezer, Neff electric double oven, matching eye level units, door to dining room, windows beside and above double glazed door to conservatory

#### Conservatory

4.93m x 3.40m (16'2" x 11'2") wall light points, radiator, double glazed with views over garden plus single and double doors to terrace

### First Floor

#### Landing

2.87m max x 2.01m max (9'5" x 6'7") includes staircase to top floor

#### Bedroom 2

4.17m max x 3.28m max (13'8" x 10'9") includes triple wardrobes either side of chimney breast with central high level locker cupboards, radiator, wide bay with double glazed windows to front

#### Bedroom 3

3.66m x 3.40m max (12'0" x 11'2") radiator, double glazed window to rear

#### Bedroom 4/Study

2.24m x 2.03m (7'4" x 6'8") radiator, double glazed window to front

#### Family Bathroom

2.08m x 1.83m (6'10" x 6'0") well appointed with white panelled bath having mixer tap with glazed shower screen and built-in shower over having fixed showerhead and further hand shower with Mira controls, pedestal wash basin with mixer tap, low level wc, chrome heated towel rail, wall tiling, extractor fan, downlights, double glazed window to rear

### Second/Top Floor

#### Top Landing

approached via turning staircase

### Bedroom 1

5.72m x 2.90m (18'9" x 9'6") plus large built-in wardrobe providing hanging and shelf space, additional recess with door to eaves storage plus three further access panels to front eaves space, downlights, radiator, Velux window to front, double glazed window to rear

#### En Suite Shower Room

2.08m x 1.70m (6'10" x 5'7") large shower cubicle with hinged door and Grohe controls, white low level wc, attractive wall tiling above wash basin with mixer tap having cupboard and drawers beneath, heated towel rail, downlights, extractor fan, double glazed window to rear

### Outside

#### Front Garden

paved full width driveway

#### Rear Garden

about 27.4m max (90ft) including shed and rear access - full width paved terrace, water tap, central path, to far end flanked by lawn, flower and shrub borders, sand pit, raised beds, children's play area to far end with artificial lawn, timber built shed 3.04m x 1.83m (10'0" x 6'0") accessed via double doors, gate to rear access

### Additional Information

#### Council Tax

London Borough of Bromley band D