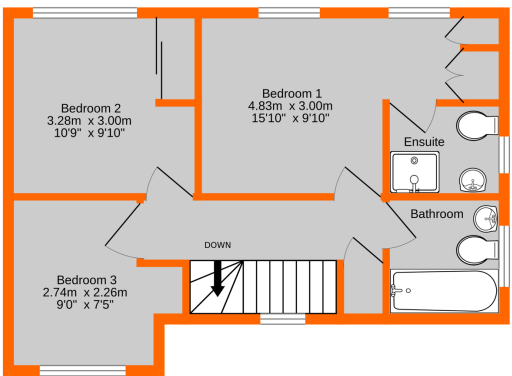
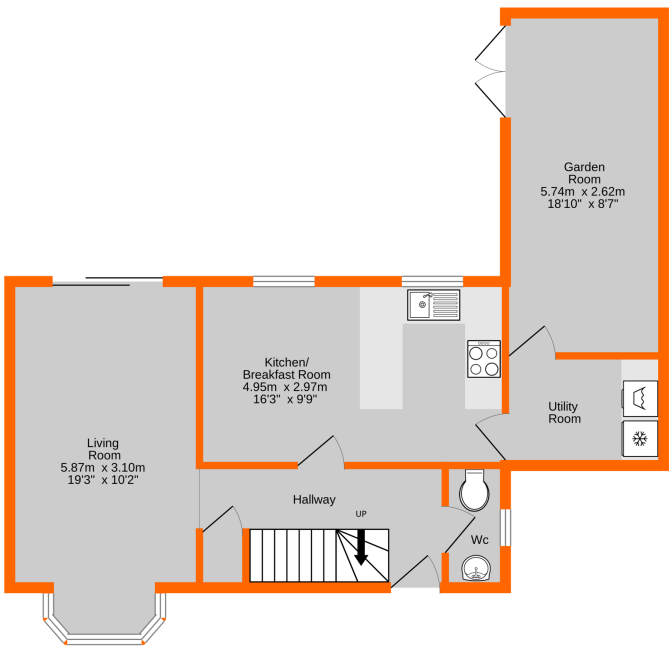


Ground Floor  
61.2 sq.m. (658 sq.ft.) approx.

1st Floor  
42.7 sq.m. (459 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 103.8 sq.m. (1118 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

## 31 Turners Meadow Way, Beckenham, Kent BR3 4TB

### £575,000 Freehold

- Modern extended semi-detached house
- Three double bedrooms
- Fitted kitchen/dining room
- Adaptable accommodation
- Bathroom, shower room & cloakroom
- Lovely gardens & outlook
- No through road location
- Two/three receptions

**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.  
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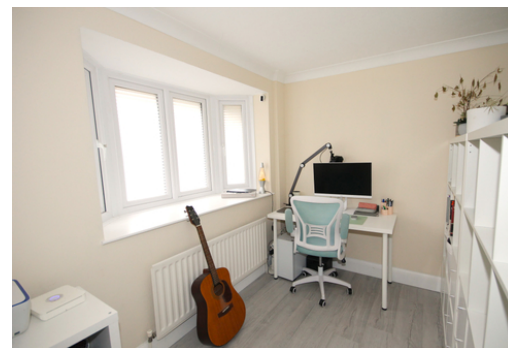


## 31 Turners Meadow Way, Beckenham, Kent BR3 4TB

Being one of the only pair of semi detached houses of this design on this ever popular development built in the early 1980's and having been recently extended by the current owners who, over the years have updated and modernised. The garage has been converted now to a garden room, study, playroom, occasional bedroom four and can be utilised for whatever purpose that suits with its glazed double doors onto the garden, part of the extension, is the formation of the utility room. There is renewed uPVC double glazing and gas fired radiator central heating with renewed boiler, fitted carpets and laminated floors, light and neutral decor throughout. From the through sitting room are doors onto the garden, opening leads to modern fitted kitchen/dining room, upstairs are three double bedrooms, the main with a shower room and a separate bathroom. Outside are well stocked gardens, sun terrace, paved drive and gardens to front.

### Location

Turners Meadow Way, a popular, quiet, conveniently located for the Spa Leisure Centre and Beckenham Library, Clock House Railway Station with services to Charing Cross and DLR connection at Lewisham is about 0.2 of a mile distance. Kent House Station with services to Victoria is about 0.7 of a mile, there are schools for all ages within the vicinity including the highly regarded Balgowan Primary School is about 0.4 of a mile away, there are local shops found at Clock House Parade with the commencement of Beckenham High Street with its range of shops, restaurants and bars is also 0.4 of a mile away



### Ground Floor

#### Canopied Storm Porch

replaced part glazed entrance to

#### Entrance Hall

stairs to first floor with under stairs storage cupboards

#### Cloakroom

re-modelled, toilet with concealed cistern, pedestal wash basin, window to side, chrome towel rail, high cupboard fuse box, laminated flooring

#### Living Room

5.87m x 3.10m (19' 3" x 10' 2") bay window to front, glazed sliding doors to rear garden, opening to

#### Kitchen/Breakfast Room

4.95m x 2.97m (16' 3" x 9' 9") window to rear, kitchen comprises base and wall cupboards, drawers, worktops including peninsular unit, inset stainless steel single basin sink unit with mixer tap, inset ceramic hob, oven under, extractor over, separate eye level microwave, window to rear, dishwasher, downlights, localised tiling

#### Utility Room

built-in storage cupboards, fridge/freezer recess, plumbing for washing machine, door to

### Garden Room

5.74m x 2.62m (18' 10" x 8' 7") could be utilised for a number of uses including occasional bedroom, glazed double doors onto garden, trap to loft

#### Stairs to

### First Floor

#### Landing

tall window to front, cupboard houses renewed boiler and hot water cylinder

#### Bedroom 1

4.83m x 3.00m (15' 10" x 9' 10") two windows to rear, overlooks garden and view beyond, built-in wardrobes, door to

#### En-Suite Shower Room

tiled floor, corner glazed shower with tiled walls, vanity unit with inset wash basin, toilet with concealed cistern, window to side, extractor fan

#### Bedroom 2

3.28m x 3.00m (10' 9" x 9' 10") built-in wardrobes, window to rear

#### Bedroom 3

2.74m x 2.26m (9' 0" x 7' 5") windows to front

### Family Bathroom

re-modelled, panel steel bath with mixer tap and shower spray, pedestal wash basin, toilet with concealed cistern, window to side, tiled floor and walls

### Outside

#### Area of front garden

laid to lawn, flower bed, wisteria, paved driveway for off-street parking for one car

#### Rear Garden

a particular feature of the house, paved sun terrace, remainder laid to lawn with flower/shrub beds and trees, timber shed, outside tap

### Additional Information

Council Tax  
London Borough of Bromley - Band E  
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  
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