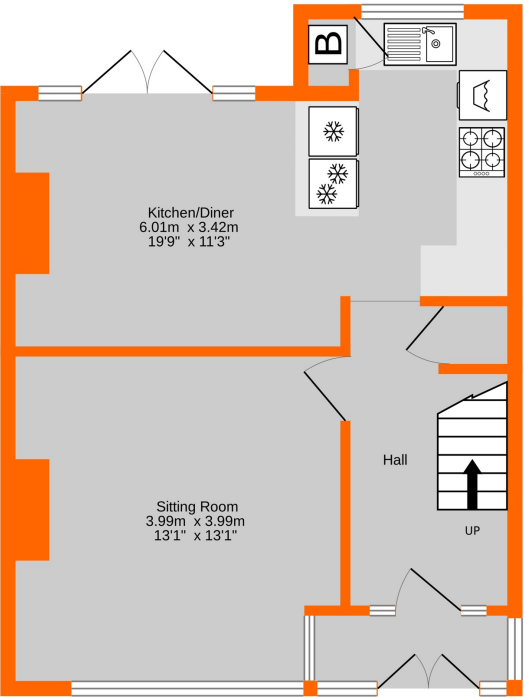


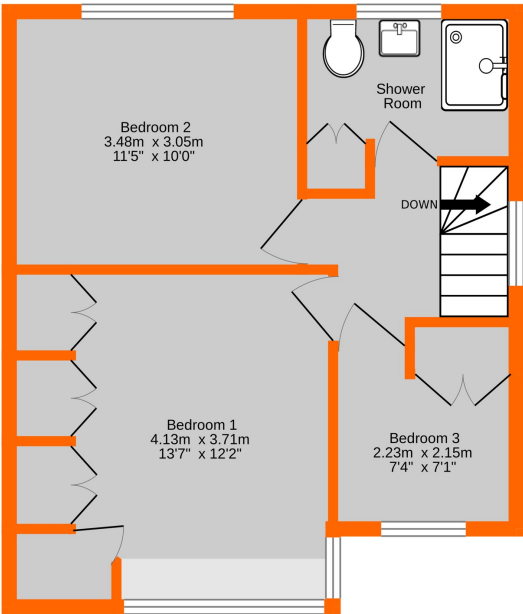
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Ground Floor
43.7 sq.m. (471 sq.ft.) approx.



1st Floor
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA : 84.0 sq.m. (904 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with MetroPix ©2025



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

143 Clock House Road, Beckenham BR3 4JY

£625,000 Freehold

- Three bedroom end of terrace house
- Open plan kitchen/dining room
- Well appointed shower room
- Immaculately maintained rear garden
- Beautifully presented throughout
- Off road parking to front
- Under half a mile to Clock House Station
- Close proximity to Balgowan School

www.proctors.london

George Proctor & Partners trading as Proctors

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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 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.
For further details please visit our website - www.proctors.london

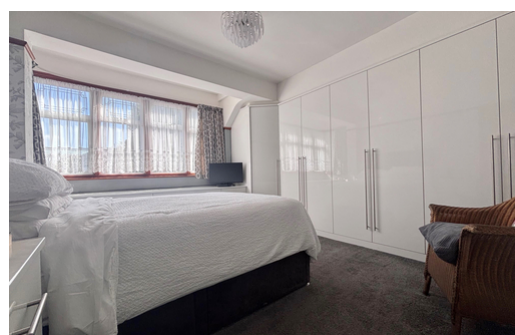


143 Clock House Road, Beckenham BR3 4JY

Beautifully presented by its current owners, who have cherished the property for over three decades, this three-bedroom end of terrace home is a fine blend of long-term care and modern updates. Upon first moving in, the owners oversaw a full rewire, installation of central heating, and an overhaul of the roof, complete with uPVC soffits and fascia boards. More recently, the home has benefitted from a stylish re-appointed kitchen, a modern shower room, and a new boiler which is annually serviced for peace of mind. Outside, the property has the convenience of off-street parking to the front, while the rear garden, mainly laid to lawn, offers a lovely outdoor space to enjoy. This home is the perfect choice for those seeking a property that has been both well-maintained and thoughtfully modernised over the years.

Location

Located half way down Clock House Road, only minutes from Clock House railway station (London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham) and trams (Croydon and Wimbledon). Kent House station (Victoria and Blackfriars) is within quarter of a mile and there are local shops and bus services along the Beckenham Road together with Beckenham Spa. Beckenham High Street with its extensive shopping, bars, restaurants and cinema is within half a mile. The area is well served by schools for all ages including Balgowan and Alexander Primaries.



Ground Floor

Enclosed Porch

double glazed windows and double doors, wall light

Entrance Hall

3.64m x 1.98m max (11'11 x 6'6) includes cupboard beneath stairs, radiator, double glazed panels beside front door

Sitting Room

3.98m max x 3.96m max (13'1 x 13'0) includes handsome fireplace with electric flame effect fire, radiator, large double glazed window to front with corner return to porch

Kitchen/Diner

6.01m max x 3.42m max (19'9 x 11'3) well appointed KITCHEN 3.42m x 1.94m (11'3 x 6'4) base cupboards and large drawers beneath work surfaces plus space for washing machine and tumble dryer, 1½ bowl stainless steel sink with mixer tap, stainless steel cooker hood above Baumatic 4-ring gas hob with electric oven beneath, wall tiling, eye level cupboards, cupboard concealing Worcester wall mounted gas boiler, open plan DINING ROOM 3.94m X 3.42m (12'11 x 11'3) includes peninsular work surface with space beneath for fridge and freezer by opening from kitchen, ample space for table, remote control flame effect electric fire set into chimney breast, radiator, full height double glazed windows beside doors to garden

First Floor

Landing

2.46m max x 2.14m max (8'1 x 7'0) hatch to loft, double glazed window to side above stairs

Bedroom 1

4.13m x 3.71m max (13'7 x 12'2) includes extensive fitted wardrobes and base unit with ample drawers, radiator, picture rail, double glazed window to front with corner return

Bedroom 2

3.48m x 3.05m (11'5 x 10'0) attractive wood finish flooring, radiator, double glazed window to rear

Bedroom 3

2.23m x 2.15m (7' 4" x 7' 1") includes deep double wardrobe extending above stairs, wood finish flooring, picture rail, radiator, double glazed window to front

Shower Room

2.44m x 1.78m (8'0 x 5'10) updated with full width tiled walk-in shower having glazed screen, wash basin with mixer tap having cupboard beneath, low level wc, wall tiling, chrome heated towel rail, full height double cupboard, double glazed window to rear

Outside

Front Garden

paved to provide off road parking

Rear Garden

about 23.7m x 7.4m (78ft x 24ft) enjoys the best of the afternoon and evening sunshine with westerly aspect, terrace accessed via doors from kitchen/diner, security light and outside tap, lawn with central path to shed at far end having glazed patio doors, path from terrace to shared driveway plus pedestrian rear access to four properties (two either side of path)

Additional Information

Council Tax

London Borough of Bromley D
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