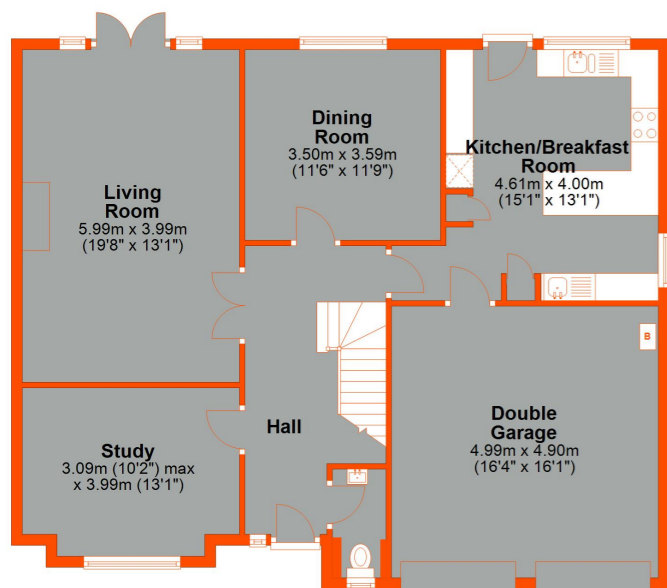


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	80
England, Scotland & Wales		EU Directive 2002/91/EC	



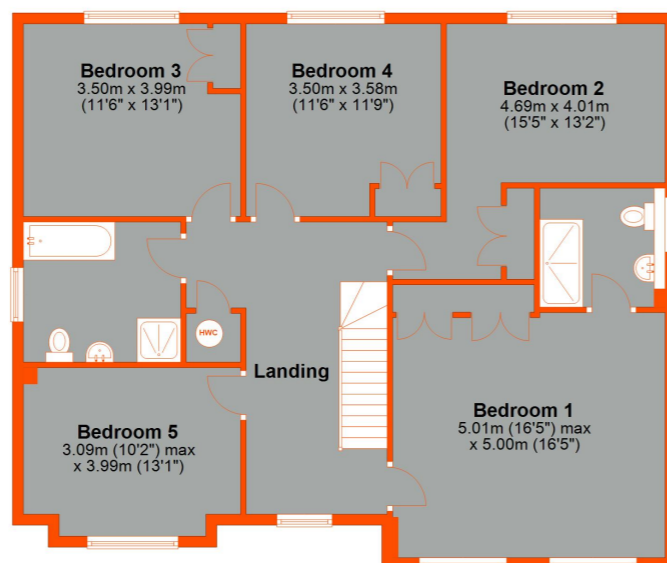
**Ground Floor**

Approx. 109.8 sq. metres (1182.0 sq. feet)



**First Floor**

Approx. 111.2 sq. metres (1196.5 sq. feet)



Total area: approx. 221.0 sq. metres (2378.6 sq. feet)

This plan is for general layout guidance and may not be to scale. Plan produced using PlanUp.

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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Viewing by appointment with our Beckenham Office - 020 8650 2000

31 Park Road, Beckenham, Kent BR3 1QG

**£1,300,000 Freehold**

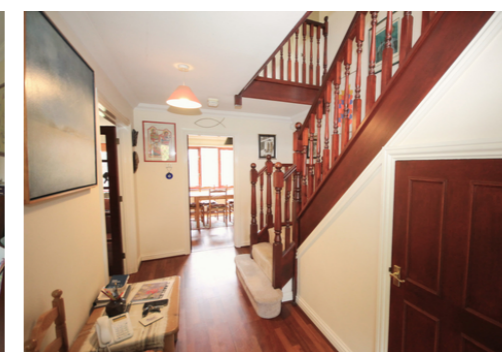
- Modern detached house
- Five bedrooms
- Three receptions
- Bath, shower room & cloak room
- Fitted kitchen/breakfast room
- Central location
- Gas central heating & double glazing
- Double garage

## 31 Park Road, Beckenham, Kent BR3 1QG

A wonderfully spacious and unique modern family house situated along a wide tree lined road in a highly desirable location. Built in the mid 1990's this home offers five double bedrooms, four of which have built-in wardrobes, the main with en-suite shower room. Downstairs is extensive living accommodation, sitting room with fireplace and access to garden, dining room and study, off the fitted kitchen/breakfast room is a double garage, benefits include gas radiator central heating, sealed unit double glazed windows, inset to wooden frames and fitted carpets. Outside are landscaped gardens front and rear, the latter south facing whilst there is off street parking for several cars

### Location

With an entrance to Beckenham Place Park at the top of the road and within half a mile of Beckenham Junction Station (London Victoria and London Bridge), tramlink to Croydon and Wimbledon with New Beckenham Station (London Charing Cross, London Waterloo, London Bridge and DLR connection at Lewisham for Canary Wharf) Beckenham High Street with its extensive shopping, bars and restaurants, cinema and Leisure Centre is close at hand. Schools for all ages both independent and state are within the vicinity together with parks including, Cator, Kelsey and Beckenham Place Park with its swimming lake



### Ground Floor

#### Canopied Porch

semi-glazed entrance door and side windows to

#### Reception Hall

laminated wooden floor, staircase to first floor with cupboard below

#### Cloakroom

quarry tiled floor, window to front, white suite of toilet and wall mounted wash basin

#### Glazed Double doors to

#### Living Room

5.99m x 3.99m (19' 8" x 13' 1") glazed double doors and windows onto garden, two wall light points, gas real flame fire with marble surround and hearth, ornate wooden surround (requires service before use)

#### Dining Room

3.50m x 3.59m (11' 6" x 11' 9") laminate wooden floor, windows to rear

#### Study

3.09m x 3.99m (10' 2" x 13' 1") square bay windows to front

### Kitchen/Breakfast Room

4.61m x 4.00m (15' 1" x 13' 1") tiled floor, units comprise base cupboards, drawers and wall cupboards, under pelmet lighting, worktops incorporating peninsular breakfast bar, inset 4 ring gas hob, extractor over, separate double electric oven, built in fridge/freezer, Bosch dishwasher, washing machine and tumble dryer, windows to side and rear, semi-glazed door to garden, spotlights, door to garage

### First Floor

#### Spacious Galleried Landing

window to front, trap to insulated loft with loft ladder and electric light, built-in airing cupboard houses hot water cylinder

#### Bedroom 1

5.01m x 5.00m (16' 5" x 16' 5") two windows to front, built-in range of two double wardrobes, door to

#### En-Suite Shower Room

walk-in shower with rain head and separate hand spray, glazed sliding screen to front, pedestal wash basin, toilet, window to side, tiled floor, fully tiled walls, shaver point, extractor fan

#### Bedroom 2

4.69m x 4.01m (15' 5" x 13' 2") windows to rear, large built-in double wardrobe

### Bedroom 3

3.50m x 3.99m (11' 6" x 13' 1") windows to rear, built-in double wardrobe

### Bedroom 4

3.50m x 3.58m (11' 6" x 11' 9") window to front

### Bedroom 5

3.09m x 3.99m (10' 2" x 13' 1") window to rear, built-in double wardrobe

### Outside

#### Integral Double Garage

4.99m x 4.90m (16' 4" x 16' 1") twin up and over doors to front, power and light, wall mounted renewed Worcester gas boiler, fuse box

#### Front Garden

42' deep x 45' wide laid to lawn, flower/shrub beds, walled to front and side boundary, drive with turning space and parking for several cars, side gate access, meter cupboards

#### Rear Garden

45' deep x 40' wide south facing, walled and fenced to boundaries, paved sun terrace, lawn, flower/shrub beds, outside tap, trees, timber shed with light and electric sockets

#### Council Tax

Band G