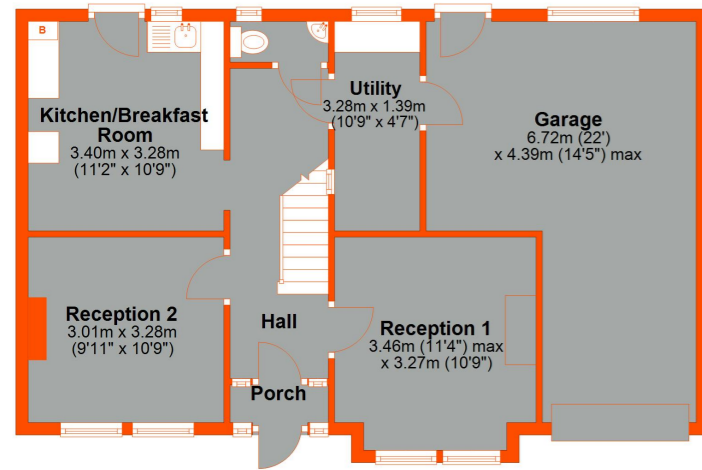


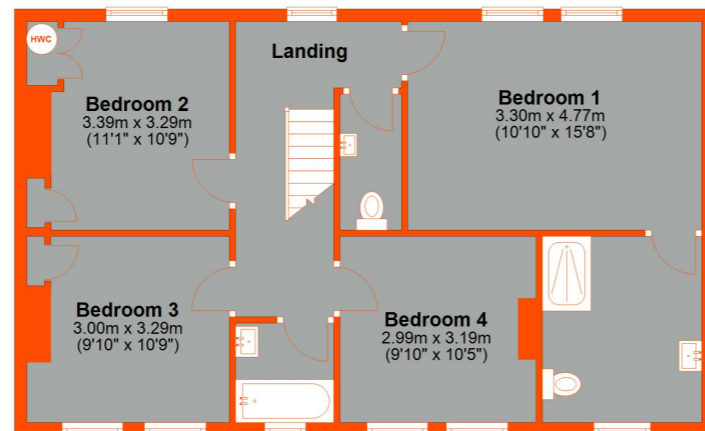
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
 Approx. 71.7 sq. metres (771.7 sq. feet)



**First Floor**  
 Approx. 71.4 sq. metres (768.2 sq. feet)



Total area: approx. 143.1 sq. metres (1539.9 sq. feet)  
This plan is for general layout guidance and may not be to scale. Plan produced using PlanUp.



Viewing by appointment with our Beckenham Office - 020 8650 2000

101 Chaffinch Road, Beckenham, Kent BR3 4LX

**£950,000 Freehold**

- Victorian semi-detached house
- Four double bedrooms
- Bathroom & shower room
- Two receptions
- Kitchen/breakfast room
- Modernised with character
- Garage & parking
- Quiet sought after location



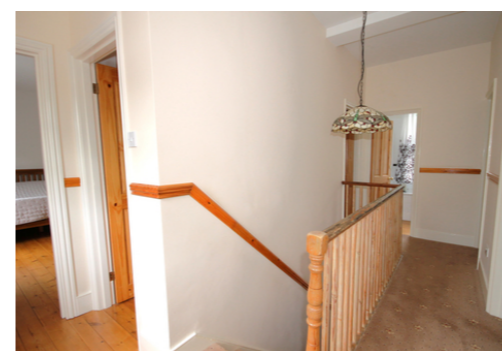
Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
 Referral Fees: 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.  
 For further details please visit our website - www.proctors.london

## 101 Chaffinch Road, Beckenham, Kent BR3 4LX

Rarely available this fantastic double fronted and modernised victorian semi-detached house offers well presented family accommodation arranged over two floors having been extended by way of a two storey side extension carried out by the current vendors, situated in a quiet 'tucked away' location near to Clock House Station. This unique house has the added advantage of a garage, workshop and utility room as well as two receptions a fitted kitchen/breakfast room, cloakroom and four double bedrooms upstairs, the main with a lovely spacious en-suite shower room as well as a family bathroom and separate toilet. Benefits include gas radiator central heating, sealed unit double glazed replacement sash windows, fitted carpets, character features include high ceilings, fireplace and stripped wooden floors. Outside there are gardens front and rear together with off street drive parking.

### Location

Chaffinch Road is a no through road that can be found nearly opposite Clock House Station (services to Charing Cross and London Bridge with DLR connection at Lewisham for Canary Wharf), Beckenham Road Tramstop (Croydon/Wimbledon) is en-route to Kent House Station (London Victoria) a little way further but within a quarter of a mile. It is a very quiet 'tucked away' location yet convenient for transport and local shops, bars and restaurants. Beckenham High Street only minutes away is within half a mile with its more extensive shopping, bars and restaurants, en route is The Spa Leisure Center. There are parks and schools for all ages within the vicinity.



### Ground Floor

#### Porch

enclosed sealed unit double glazed door and window to front, original entrance with stained glass leaded light panels to

#### Entrance Hall

under stairs cupboard and recess

#### Cloakroom

toilet, small corner wash basin, window to rear, high level cupboard, stripped wooden floor

#### Reception Room 1

3.46m x 3.27m (11' 4" x 10' 9") two tall windows to front, picture rail, fire place with tiled hearth, brick back and wooden surround (gas point currently disconnected)

#### Reception Room 2

3.28m x 3.01m (10' 9" x 9' 11") two windows to front, stripped wooden floor, picture rail

#### Kitchen/Breakfast Room

3.40m x 3.28m (11' 2" x 10' 9") base cupboards, drawers, worktops, inset stainless steel sink unit with mixer tap, cooker space, wall mounted Worcester gas boiler, stripped wooden floor, semi-glazed door and widow onto garden, fridge/freezer space

#### Utility Room

3.28m x 1.39m (10' 9" x 4' 7") window to rear, worktop with cupboards and drawers below, space and plumbing for washing machine, small feature stained glass window to hall, door to garage

### Staircase and attractive period balustrade to

### First Floor

#### Landing

galleried landing, window to rear, trap to loft

#### Bedroom 1

4.77m x 3.30m (15' 8" x 10' 10") stripped wooden floor, windows to rear, door to

#### En-Suite Shower Room

lovely large shower room, walk-in shower with glazed screen, rain head shower and separate hand spray, pedestal wash basin and toilet, window to front, stripped wooden floor, shaver point, extractor vent

#### Bedroom 2

3.39m x 3.29m (11' 1" x 10' 10") window to rear, original built-in storage cupboard, built-in double shelved linen cupboard housing hot water cylinder

#### Bedroom 3

3.29m x 3m (10' 10" x 9' 10") two windows to front, built-in shelved storage cupboard

#### Bedroom 4

3.19m x 2.99m (10' 6" x 9' 10") two windows to front

#### Bathroom

white suite of compact bath, pedestal wash basin, stripped wooden floor, window to front

### Separate Toilet

white suite, wall mounted wash basin, shelving inset, stripped wooden floor, extractor fan

### Outside

#### To the front

Front garden laid to lawn with shrub beds, pleasant wooded outlook.

#### Parking

Driveway parking for one small car together with a further paved area providing a second car space

#### Rear Garden

A particular feature of this property, easily maintained and mainly laid to lawn with brick edged flower/shrub beds, apple trees, paved sun terrace and outside tap.

#### Garage/Workshop

6.72m x 4.39m (22' 1" x 14' 5") 'L' shaped with up & over door to front, inspection pit, workshop area with windows and door onto garden, power & light, door to Utility room

#### Council Tax

Band D

