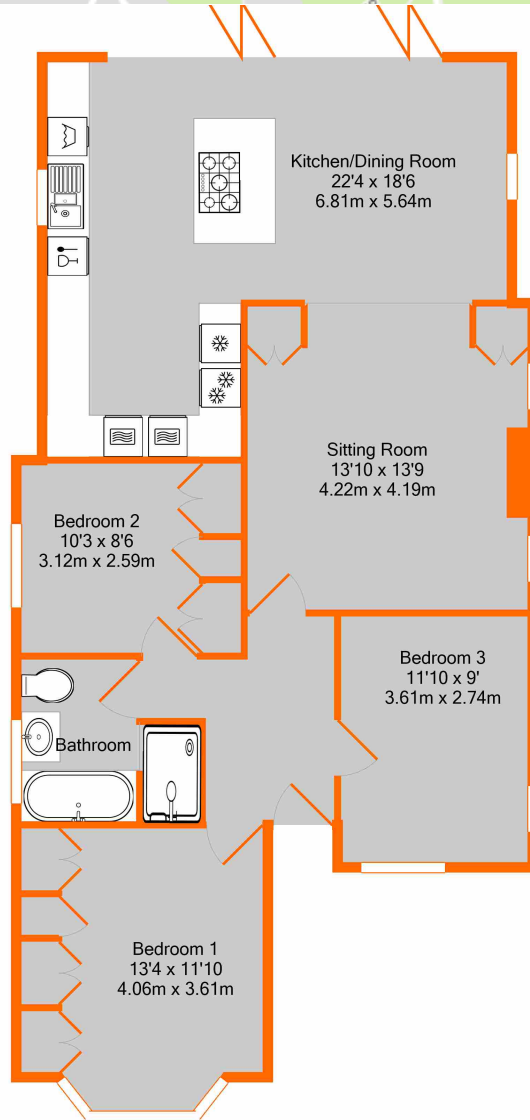


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Total Approx. Floor Area 1013 Sq.Ft. (94.1 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.
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For further details please visit our website - www.proctors.london



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

10 Elderslie Close, Beckenham BR3 3BB

Offers Over £800,000 Freehold

- Beautifully modernised bungalow
- Large extended kitchen/dining room
- Elegant sitting room with bookshelves
- Character features and modern fittings
- Ideal for Eden Park and Langley schools
- Bi-fold doors to attractive rear garden
- 3 bedrooms plus excellent bathroom
- Cul-de-sac location with ample parking

10 Elderslie Close, Beckenham BR3 3BB

This beautifully modernised bungalow is a rare find, perfect for families seeking proximity to highly regarded local schools, including Langley Park, or for those looking to downsize and enjoy a stylish home. Welcoming entrance hall with elegant herringbone wood flooring, three generous double bedrooms (two with ample fitted wardrobes) and a sleek, contemporary bathroom. The heart of the home is the impressive living space with open plan sitting room and modern kitchen/dining room with full-width bi-fold doors to the manicured garden, creating a light-filled, sociable environment for entertaining or everyday family life. The garden also features a charming summer house, perfect for work, play, or relaxation. Additional benefits include off-street parking and a quiet cul-de-sac setting, ensuring peace and privacy. This superb bungalow is ready to move straight into - An opportunity not to be missed.

Location

Elderslie Close is found off South Eden Park Road, convenient for Langley Park and Unicorn Schools. Eden Park station provides trains to Charing Cross and local shops are available either on Upper Elmers End Road or at the Park Langley roundabout with a new Tesco Metro store and popular parade on Wickham Road. Beckenham High Street with shops, restaurants, cinema and other amenities is about 1½ miles away, as is Beckenham Junction Station with trains to Victoria and The City plus tram services to Croydon and Wimbledon.



Ground Floor

Entrance Hall

2.95m x 2.82m (9'8 x 9'3) attractive parquet flooring, updated column radiator, downlights, hatch to loft with boiler and Megafllo hot water cylinder

Sitting Room

4.22m x 4.19m max (13'10 x 13'9) low level panelling to walls plus pair of built-in cupboards beside wide opening to kitchen/dining room with bookshelves above, attractive parquet flooring, radiator, two double glazed windows to side

Kitchen/Dining Room

6.81m max x 5.64m max (22'4 x 18'6) with parquet flooring, well appointed KITCHEN with good range of base cupboards and drawers including deep pan drawers plus integrated washing machine and dishwasher beneath quartz work surfaces including island unit extending to breakfast bar, 1½ bowl sink with mixer tap, built-in extractor hood above 5-burner gas hob set into island unit, eye level cupboards including display cabinets, AEG built-in electric oven plus combination microwave and warming drawer with full height cupboards above and below, integrated fridge and separate freezer, ample space to DINING AREA for large table, downlights, feature upright radiator, double glazed windows to both sides plus large bi-folding doors to garden

Bedroom 1

4.06m max x 3.61m max (13'4 x 11'10) includes full length range of fitted wardrobes, radiator, wide bay with double glazed windows to front having plantation shutters

Bedroom 2

3.12m x 2.59m (10'3 x 8'6) includes full width range of fitted wardrobes, radiator, double glazed window to side

Bedroom 3

3.61m x 2.74m (11'10 x 9'0) radiator, double glazed windows to front and side with plantation shutters

Bathroom

2.51m max x 2.44m max (8'3 x 8'0) includes large walk-in tiled shower, panelled bath with central mixer tap, wash basin set beneath marble top with inset mixer tap having cupboard beneath, low level wc, wall tiling, chrome heated towel rail, mirrored wall cabinet and shaver point, downlights, extractor fan, double glazed window to side

Outside

Front Garden

extensive gravelled driveway providing off road parking for several cars with area of lawn to one side

Rear Garden

about 19m x 9.75m (62ft x 32ft) widening to far end with attractive paved terrace accessed via bi-fold doors from kitchen/dining room, outside lights and external power points, side access to both sides of property with gates to front garden, borders beside terrace with box hedging then laid to lawn with deep border to far end plus decking and summerhouse

Additional Information

Council Tax

London Borough of Bromley - Band E
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