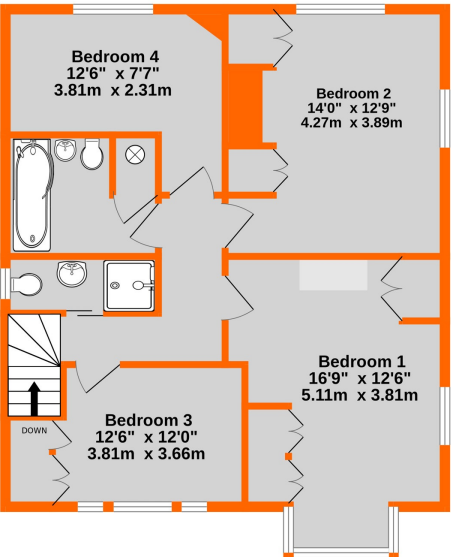
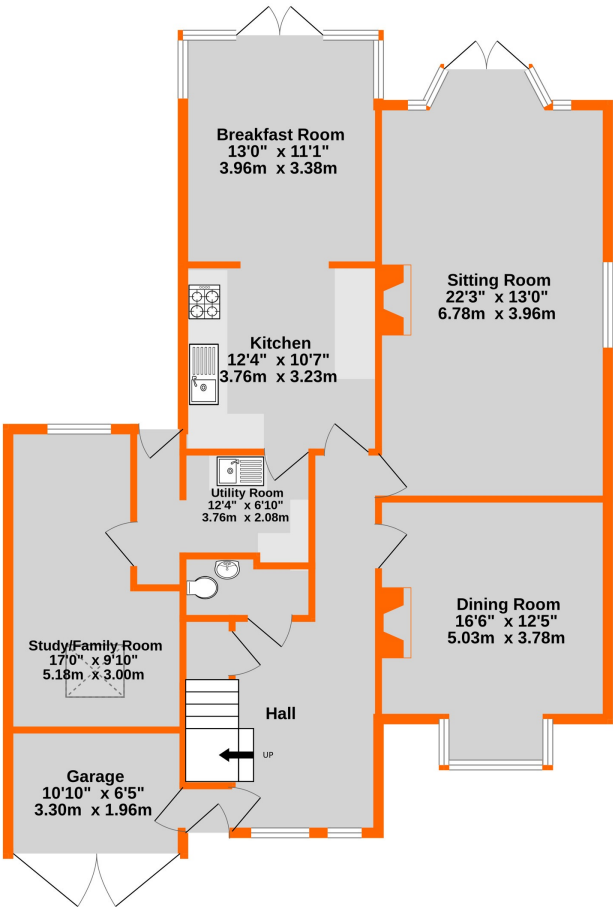


GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1954sq.ft. (181.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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George Proctor & Partners trading as Proctors



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

## 19 Oakwood Avenue, Beckenham BR3 6PT

### £1,100,000 Freehold

- Four bedroom detached house
- Beautiful 46m/150ft rear garden
- Large sitting room and dining room
- Bathroom and separate shower room
- In vicinity of Clare House School
- Kitchen open to breakfast room
- Study/family room plus utility room
- Possible scope to extend (STPP)

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19 Oakwood Avenue, Beckenham BR3 6PT

Offered for sale by our PARK LANGLEY OFFICE - Good size detached house close to Clare House Primary School on large plot with delightful 46m/150ft rear garden having area to far end ideal for children to play or to possibly grow vegetables. FOUR GOOD SIZE BEDROOMS and THREE RECEPTION ROOMS plus generous kitchen open to breakfast room with views over garden, creating a great everyday living space measuring 7.6m x 3.4m (25ft x 11ft) overall. Cloakroom off hall plus family bathroom and shower room on first floor. Double glazing and ample off road parking. The property offers versatile rooms with plenty of space to work from home, with some scope for modernisation and for possible extension, subject to planning permission and other necessary consents. For the next buyers, this could again be a great long term family home.

Location

This property is in a sought after position on Oakwood Avenue and approaching from Bromley Road will be found shortly before the turning into White Oak Drive. This is a convenient location about two thirds of a mile from Beckenham High Street and less than a mile from Beckenham Junction and Shortlands stations. Clare House primary school is situated by the junction with Overbury Avenue. Local shops are approximately half a mile away at Oakhill Parade and also on Wickham Road, by the Park Langley roundabout, along with entrances to Kelsey Park.



Ground Floor

Entrance Lobby

replacement front door with double glazed insert, further glazed door to

Entrance Hall

6.81m max x 3.78m (22'4 x 12'5) includes cupboard beneath stairs, tiled fireplace, radiator beneath double glazed window to front

Cloakroom

low level wc and wash basin with tiled splashback, extractor fan, coats recess with shelf above hanging rail

Spacious Kitchen

3.76m x 3.23m (12'4 x 10'7) range of base cupboards and drawers plus integrated fridge and dishwasher beneath work surfaces, inset 1½ bowl single drainer stainless steel sink with mixer tap, pull out cooker hood above 4-ring gas hob, built-in electric double oven, pull out larder unit, wall tiling, eye level cupboards, radiator, double glazed window to side, open to

Breakfast Room

3.96m x 3.38m (13'0 x 11'1) bright and spacious with two radiators, large double glazed windows and doors to garden

Utility Room

3.76m max x 2.08m (12'4 x 6'10) includes area with double glazed door to garden and full height storage cupboard, single drainer stainless steel sink with mixer tap set into work surface with double cupboard beneath, further L-shaped work surface with base cupboards and drawers under, wall tiling and eye level cupboards, space for washing machine with shelf above for tumble dryer, radiator

Study/Family Room

5.18m x 3.00m max (17'0 x 9'10) radiator, Vaillant wall mounted gas boiler, rooflight plus double glazed window to rear, door to shortened garage/storage

Sitting Room

6.78m x 3.96m max (22'3 x 13'0) includes fireplace with living flame gas fire, two radiators, double glazed window to side, rear bay with double glazed windows and doors to terrace

Dining Room

5.03m max x 3.78m max (16'6 x 12'5) fireplace with wooden surround, display recess, radiator, double glazed window to side plus square bay with double glazed windows to front

First Floor

L-Shaped Landing

3.81m x 3.15m max (12'6 x 10'4) hatch to loft space, double glazed window to side above stairs

Bedroom 1

5.11m x 3.81m (16'9 x 12'6) includes range of fitted wardrobes and matching dressing table, radiator, double glazed window to side plus square bay with double glazed windows to front

Bedroom 2

4.27m x 3.89m max (14'0 x 12'9) includes fitted double wardrobes with high level cupboards above, radiator, double glazed windows to side and rear

Bedroom 3

3.81m max x 3.66m (12'6 x 12'0) includes built-in double wardrobe with high level cupboard above plus full height cupboard with drawers, radiator, three double glazed windows to front

Bedroom 4

3.81m x 2.31m (12'6 x 7'7) plus recess by door, radiator, double glazed window to rear

Bathroom

2.79m x 1.93m (9'2 x 6'4) includes airing cupboard with slatted shelves above insulated hot water cylinder, white shower bath with corner mixer tap having built-in shower and curved screen over, pedestal wash basin, low level wc, tiled walls, radiator, wall light with shaver point, double glazed window to side

Shower Room

2.79m x 0.91m (9'2 x 3'0) shower cubicle with hinged door, low level wc and wash basin, tiled walls, radiator, extractor fan, double glazed window to side

Outside

Front Garden

lawn and borders beside block paved driveway providing ample parking

Shortened Garage/Storage

3.30m x 1.96m (10'10 x 6'5) double doors to driveway, light and power, gas meter

Rear Garden

about 45.7m x 12.8m (150ft x 42ft) extensive paved terrace to rear of house, then laid to lawn with extensive borders and path leading to area at far end with additional lawn, shed, side access with path beside house having double doors to driveway

Additional Information

Council Tax

London Borough of Bromley band G  
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

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)