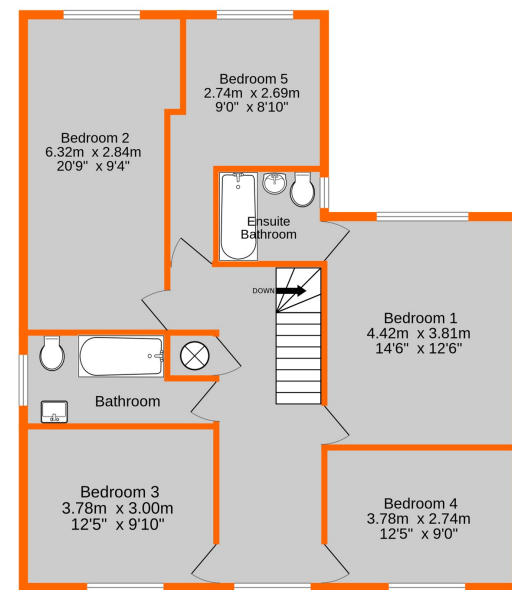
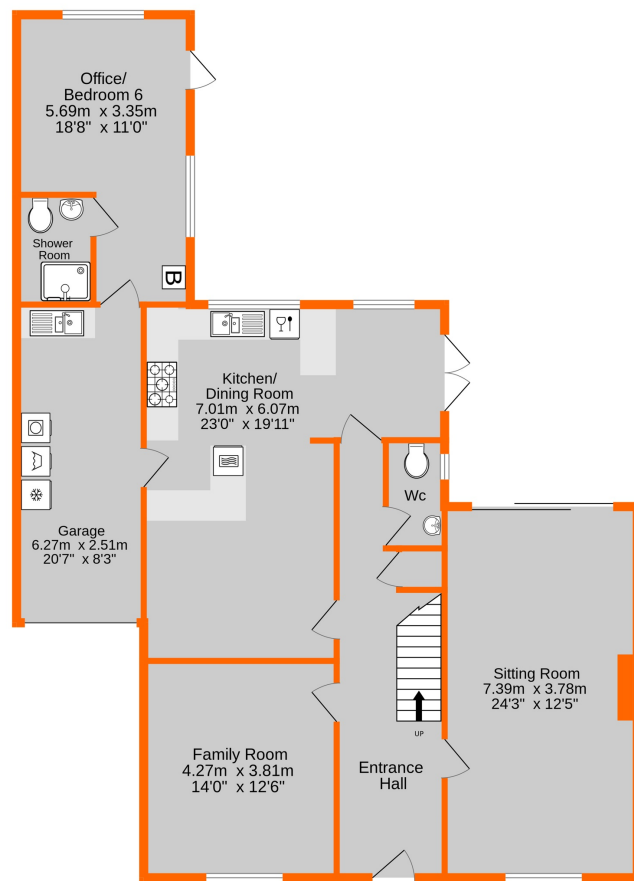


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	58
		EU Directive 2002/91/EC	

Ground Floor
129.2 sq.m. (1391 sq.ft.) approx.

1st Floor
94.5 sq.m. (1017 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 223.7 sq.m. (2408 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



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

78 Overbury Avenue, Beckenham BR3 6PY

£1,150,000 Freehold

- Near Kelsey Park and Clare House School
- Five upstairs bedrooms and two bathrooms
- Impressive entrance hall and landing
- Ground floor bedroom (6) or ideal office
- Great living space requiring some updating
- Generous sitting room and family room
- Large kitchen/breakfast/dining room
- Set back from road with 30m/100ft garden

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



78 Overbury Avenue, Beckenham BR3 6PY

Perfectly placed for Clare House Primary School and only a few hundred yards from Kelsey Park, large detached house with 30.5m x 16.8m (100ft x 55ft) rear garden. In addition to FIVE BEDROOMS on first floor there is an office/bedroom 6 with shower room to rear of the attached garage, ideal to WORK FROM HOME or as possible ANNEXE for a relative. Impressive through sitting room, family room and large kitchen/breakfast room with distinct dining area and space for additional table or sofa by doors to garden. Downstairs cloakroom plus en suite bathroom and shower room off landing. A purchaser will want to update the bathrooms and modernise other aspects of the accommodation but with a large footprint there is already a good amount of living space matched by the sizable plot.

Location

Overbury Avenue is a wide tree lined road leading from Wickham Road to Oakwood Avenue and the popular Clare House School is at the top of the road, almost opposite the turning into Stanley Avenue. This is a popular location approximately a third of a mile from Kelsey Park (entrances on Wickham Road) and circa two thirds of a mile from Beckenham High Street. The property is also less than a mile from Beckenham Junction and Shortlands stations whilst local shops are available at Oakhill Parade on Bromley Road and by the Park Langley roundabout.



Ground Floor

Entrance Hall

8.53m x 2.13m (28'0" x 7'0") includes staircase with large cupboard beneath, attractive Karndean flooring, radiator, window above front door

Cloakroom

low level wc, wash basin with wall tiling above, radiator, tiled floor, window to side

Sitting Room

7.39m max x 3.78m (24'3" x 12'5") includes impressive stone fireplace, two radiators, window to front and large double glazed patio door to terrace and garden

Family Room

4.27m x 3.81m (14'0" x 12'6") radiator, window to front

Large Kitchen/Dining Room

7.01m max x 6.07m max (23'0" x 19'11") L-shaped with DINING AREA providing space for table, open plan KITCHEN with base cupboards and drawers beneath work surfaces plus space for dishwasher, inset 1½ bowl single drainer sink unit with mixer tap, cooker hood above range cooker with 5-burner hob, Neff built-in electric oven beneath work surface, space for fridge with full height cupboard to one side, eye level cupboards, door to garage, tiled floor extending to BREAKFAST AREA with space for additional table, radiator, two windows to rear plus doors to side accessing terrace

Office/Bedroom 6

5.69m x 3.35m (18' 8" x 11') including en suite shower room, accessed from rear of garage, radiator, Potterton Kingfisher MF boiler, windows to side and rear plus door to side accessing garden

Shower Room

2.13m x 1.19m (7'0" x 3'11") tiled shower cubicle with Triton shower unit and folding door, white low level wc, wash basin with wall tiling above, radiator, downlight and extractor fan

First Floor

Spacious Landing

6.55m x 2.08m widening to 3.07m (21'6" x 6'10" to 10'1") includes airing cupboard with slatted shelves above insulated hot water cylinder, hatch to large loft space, radiator, window to front

Bedroom 1

4.42m x 3.81m (14'6" x 12'6") includes large wardrobes, radiator, window to rear overlooking garden

En Suite Bathroom

2.03m x 1.65m (6'8" x 5'5") panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, low level wc, tiled walls with mirror above basin, heated towel rail, wood finish flooring, window to side

Bedroom 2

6.32m x 2.84m widening to 3.22m (20'9" x 9'4" to 10'7") particularly spacious with radiator beneath window to rear

Bedroom 3

3.78m x 3.00m (12'5" x 9'10") radiator beneath window to front

Bedroom 4

3.78m x 2.74m (12'5" x 9'0") radiator beneath window to front

Bedroom 5

2.74m x 2.69m (9'0" x 8'10") plus deep recess by door, radiator beneath window to rear

Family Bathroom

2.84m x 1.75m (9'4" x 5'9") plus recess by door, now appointed with large tiled shower having glazed screens, low level wc and wash basin with mixer tap having double cupboard beneath, tiled walls, heated towel rail, tiled floor, mirror plus wall light and shaver point above basin, window to side

Outside

Front Garden

the house is set back from the road with a large front garden laid to lawn with borders including established shrubs and plants, driveway to one side accessing garage

Garage

6.27m x 2.51m (20'7" x 8'3") narrowing to far end with up and over door, eaves storage, light and power, single drainer stainless steel sink to rear wall with hot and cold water

Rear Garden

about 30.5m x 16.8m (100ft x 55ft) paved terrace to rear of house with doors out from sitting room and kitchen/breakfast room having gate to side pathway with access from front garden, then laid to lawn with borders including established shrubs and plants

Additional Information

Council Tax

London Borough of Bromley - Band G

