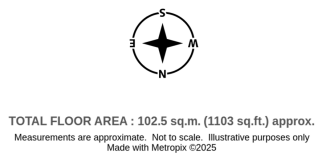
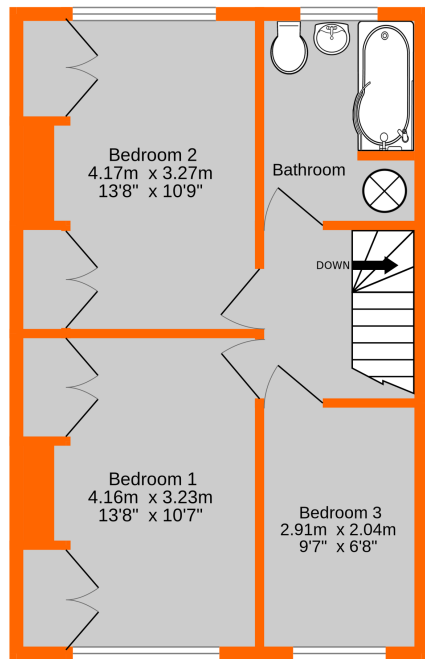
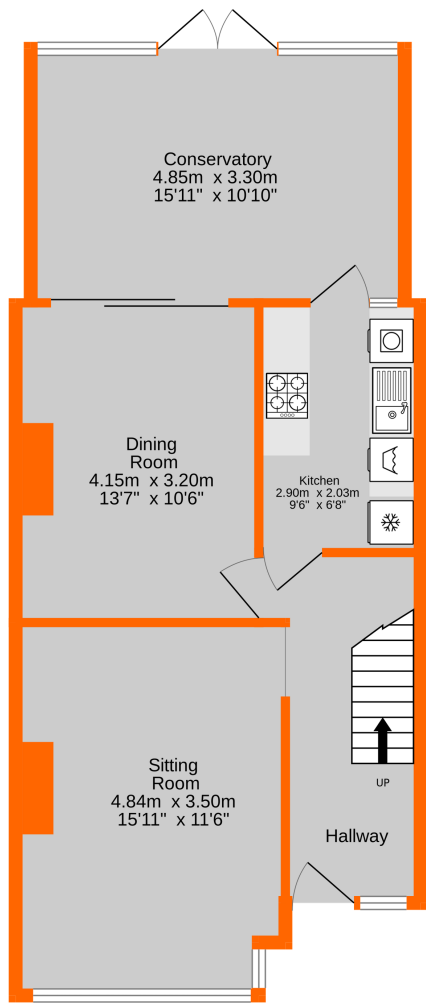


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
60.0 sq.m. (646 sq.ft.) approx.

1st Floor
42.5 sq.m. (458 sq.ft.) approx.



Viewing by appointment with our Beckenham Office - 020 8650 2000

83 Abbots Way, Beckenham, Kent, BR3 3SE

£550,000 Freehold

- Three bedrooms
- Re-fitted bathroom
- 15'11x11'6 Sitting room
- Dining room
- Fitted kitchen
- Conservatory in need of attention
- Central heating & double glazing
- 80' 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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee 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

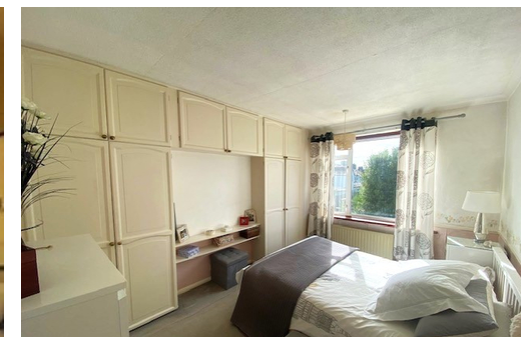


83 Abbots Way, Beckenham, Kent BR3 3SE

We are delighted to offer for sale this 'chain free' three bedroom 1930's built house that is located in a cul-de-sac and has 102.5 sq. m. (1103 sq ft) of accommodation that is generally in good decorative order but does require redecoration in some areas especially the conservatory, some applicants will feel that by today's standards the kitchen needs to be replaced. The house has the traditional layout with a spacious sitting room, dining room, both with original fireplaces and kitchen. The bedrooms and bathroom that has been re-fitted with a white suite are on the first floor. Outside there is a virtually south facing rear garden some 80' in length with double car port beyond.

Location

Abbots Way is a side turning off Upper Elmers End Road approximately three quarters of a mile from both Elmers End and Eden Park stations (trains to London Bridge, Charing Cross and Cannon Street). Bus routes run along Upper Elmers End Road and local shops can be found around quarter of a mile away, along with David Lloyd Sports Centre. Langley Park Secondary and Primary Schools are about a mile away whilst Marian Vian Primary School is within quarter of a mile and Eden Park High Secondary School is situated off Balmoral Avenue.



Ground Floor

Entrance Porch

front door to

Entrance Hall

obscure windows to front, under stairs storage recess, built-in under stairs cupboard, wood laminate flooring, double radiator

Sitting Room

4.84m x 3.50m (15' 11" x 11' 6") uPVC double glazed bay window to front, attractive original fireplace with wooden mantle, tiled inset hearth and real flame gas fire, double radiator, picture rail

Dining Room

4.15m x 3.20m (13' 7" x 10' 6") sliding patio doors to conservatory, wood laminate flooring, attractive original fireplace with wooden mantle with inset mirror and tiled inset hearth, double radiator, picture rail, coving

Kitchen

2.90m x 2.03m (9' 6" x 6' 8") obscure double glazed windows to rear, double glazed door to conservatory, fitted with a range of units comprising inset single drainer stainless steel sink with cupboards under, working surface to two walls with cupboards and drawers under, fridge/freezer and dishwasher to remain, eye level cupboards to two walls, one housing gas fired boiler for central heating and hot water, tiling to three walls,

Conservatory

4.85m x 3.30m (15' 11" x 10' 10") uPVC double glazed windows to rear and side, uPVC double glazed double doors to garden, wood laminate flooring

First Floor

Landing

access to loft, picture rail

Bedroom 1

4.16m x 3.23m (13' 8" x 10' 7") uPVC double glazed windows to front, fitted wardrobes to one wall, picture rail, radiator

Bedroom 2

4.17m x 3.27m (13' 8" x 10' 9") double glazed windows to rear, double radiator, coving, fitted wardrobes to one wall

Bedroom 3

2.91m x 2.04m (9' 7" x 6' 8") uPVC double glazed windows to front, radiator, picture rail, coving

Bathroom

obscure double glazed windows to rear, re-fitted with a white suite comprising paneled bath with mixer tap and rain head shower, pedestal wash basin with mixer tap, toilet, recess housing hot water tank, chrome heated towel rail, extractor fan

Outside

Garden

80' virtually south facing, paved patio leading to lawn area with flower and shrub borders and pond

Parking

double car port to rear

Additional Information

Council Tax
London Borough of Bromley - Band D
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