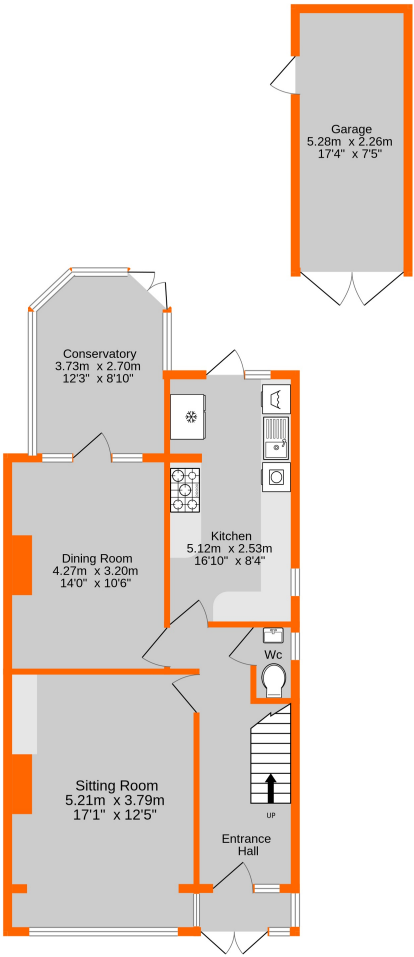




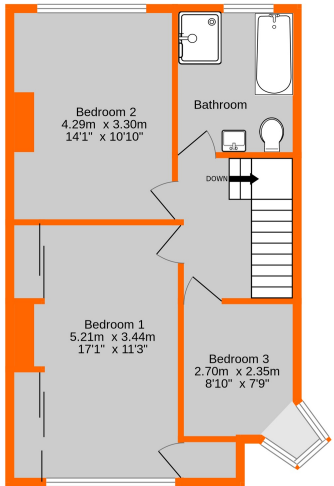
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
67.5 sq.m. (727 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 121.0 sq.m. (1302 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

1st Floor
53.5 sq.m. (576 sq.ft.) approx.



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

79 Monks Orchard Road, Beckenham BR3 3BJ
£685,000 Freehold

- Convenient for popular Langley Park Schools
- Large 46m/150 garden backing woodland
- Three good size bedrooms and bathroom
- Downstairs cloakroom off entrance hall
- Easy access to Super Loop bus route
- Driveway parking to front and garage
- Sitting room, dining room and conservatory
- Worcester gas boiler installed April 2024

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



79 Monks Orchard Road, Beckenham BR3 3BJ

Available via our PARK LANGLEY OFFICE, attractive three bedroom semi detached house enjoying easy access to the popular Langley Park Schools and the Super Loop bus route. Neatly presented with two good size reception rooms plus double glazed conservatory overlooking large 46m/150ft garden with gate to rear boundary accessing High Broom Woods. Fitted kitchen with recently installed modern Worcester boiler and downstairs cloakroom off entrance hall. Three bedrooms on first floor plus large bathroom with generous shower cubicle as well as bath. The property offers scope for further extension to the rear or possible loft conversion, similar to next door, subject to planning permission and other necessary consents.

Location

Very good location for local schools with the popular Langley Park Secondary Schools approximately half a mile away and Unicorn Primary School is off South Eden Park Road, by the entrance to the Langley Waterside development. This property backs onto High Broom Woods and it is possible to walk through the woods to Oak Lodge Primary School at the end of St David's Close and St David's College on South Eden Park Road. West Wickham High Street is approximately two-thirds of a mile away providing a good range of shops, restaurants and other amenities. The property offers easy access to the Super Loop bus route and train services to London are available from Eden Park and West Wickham stations.



Ground Floor

Enclosed Porch

1.85m x 0.82m (6'1 x 2'8) double glazed windows beside and above double doors plus double glazed window to side

Entrance Hall

5.8m x 1.95m (19'0 x 6'5) includes cupboard beneath stairs, plate rail, covered radiator, leaded light windows beside and above front door

Cloakroom

white low level wc, wash basin with mixer tap having cupboard beneath, heated towel rail, double glazed window to side

Kitchen

5.12m max x 2.53m (16'10 x 8'4) base cupboards and drawers including deep pan drawers and cupboard concealing Worcester gas boiler beneath extensive work surfaces plus space for washing machine, tumble dryer and slimline dishwasher, inset single drainer sink with mixer tap, cooker hood above dual fuel range with 5-burner gas hob, tall cupboard and pull out larder unit beside space for American fridge/freezer, wall tiling, eye level cupboards, tiled floor with underfloor heating, double glazed window to side and further double glazed windows beside and above door to garden

Sitting Room

5.21m max x 3.79m max (17'1 x 12'5) includes fireplace with living flame gas fire having built in base unit with one side, picture rail, wood strip flooring, covered radiator plus additional radiator beneath large double glazed window to front

Dining Room

4.27m x 3.2m max (14'0 x 10'6) picture rail, radiator, windows beside and above door to conservatory

Conservatory

3.73m x 2.55m (12'3 x 8'4) double glazed with windows overlooking garden and doors to decking, upright radiator, tiled floor

First Floor

Landing

2.83m x 2.46m max (9'3 x 8'1) includes staircase, hatch to loft, colour stained double glazed window to side

Bedroom 1

5.21m x 3.44m max (17'1 x 11'3) plus deep eaves cupboard/wardrobe, includes triple and double wardrobe with mirrored sliding doors, picture rail, radiator, double glazed window to front

Bedroom 2

4.29m x 3.3m max (14'1 x 10'10) includes fitted base unit beside chimney breast with shelves above, picture rail, radiator, double glazed window to rear

Bedroom 3

2.7m x 2.35m (8'10 x 7'9) picture rail, radiator, double glazed oriel corner bay window with deep sill

Generous Bathroom

2.94m x 2.45m (9'8 x 8'0) white panelled bath, tiled shower cubicle with sliding door, low level wc with concealed cistern and wash basin with mixer tap having cupboards beneath, tiled walls, large heated towel rail, wall cupboards, tiled floor with underfloor heating, colour glass block window to side and double glazed window to rear

Outside

Front Garden

full width block paved driveway offering private parking, shared driveway continuing beside house to garage



Garage

5.28m x 2.26m (17'4 x 7'5) part glazed double doors, electric light, pitched roof, window to rear and door to side accessed from decking

Rear Garden

about 46.8m (154ft) extensive decking with doors from kitchen and conservatory, steps to main garden laid to lawn with large timber shed to rear of garage, borders with established shrubs and trees, gate to rear boundary accessing woodland to rear

Additional Information

Council Tax

London Borough of Bromley - Band F
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

