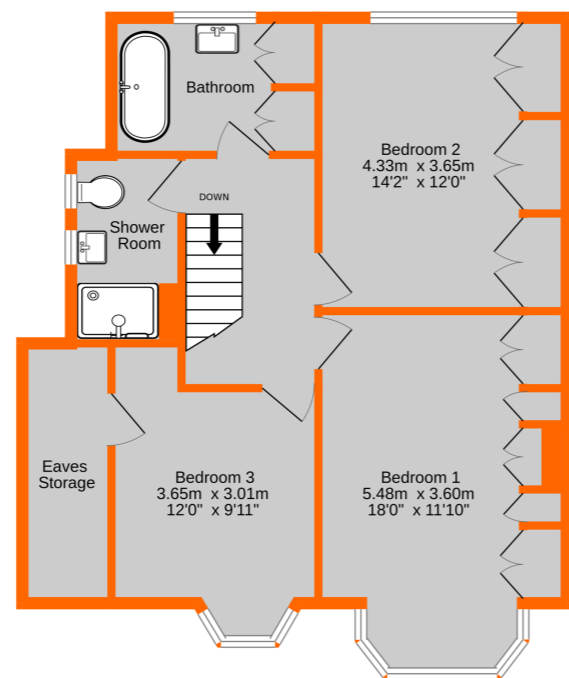
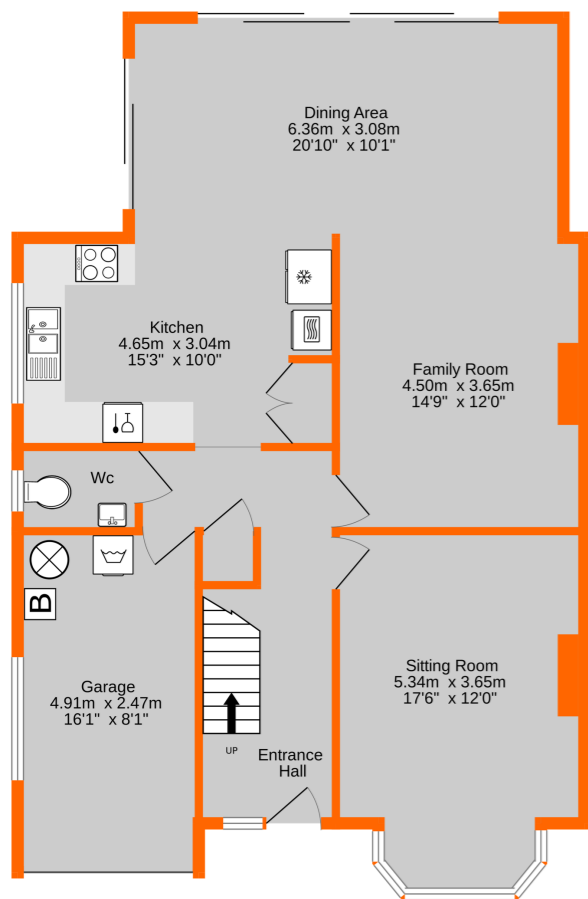


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
94.9 sq.m. (1022 sq.ft.) approx.

1st Floor
66.1 sq.m. (711 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 161.0 sq.m. (1733 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

21 Stone Park Avenue, Beckenham, Kent BR3 3LT

£975,000 Freehold

- Delightful Derby built semi detached house
- Beautifully presented throughout
- Modernised bathroom and shower room
- Opposite Kelsey Park and near shops
- Sunny south facing rear garden
- Three good size bedrooms to first floor
- Extended family/living room to rear
- Ample parking to front with charging point

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 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



21 Stone Park Avenue, Beckenham, Kent BR3 3LT

A most delightful outlook across the road to the treelined entrance to Kelsey Park, this semi detached Derby built property has been modernised by the current owners. The addition of a wide ground floor extension provides a wonderful open plan feel to the kitchen and living area, retaining designated pockets of space, all enjoying the view over the sunny south facing garden. The presentation provides a very contemporary vibe, having neutral colour tones, and engineered hardwood flooring throughout the ground floor, other than the more traditional ceramic tiles for the kitchen. The first floor has been modified offering a shower room beside the bathroom, serving the three good size bedrooms. A bonus to the front driveway, which provides parking for a few cars, is the electric charging point beside the garage which has mezzanine storage.

Location

Conveniently positioned a short distance from the Park Langley roundabout with a Tesco Express and popular local shops on Wickham Road, with Beckenham High Street less than a mile away. An entrance to Kelsey Park will be found opposite the property with Harris Academy in Manor Way and the popular Langley Park Secondary and Primary Schools about three quarters of a mile away. Unicorn Primary is a little closer, situated by the entrance to Langley Waterside.



Ground Floor

Entrance Hall

5.52m x 1.97m (18' 1" x 6' 6") to include cupboard beneath stairs plus further recess by door to garage and cloakroom, hardwood floor, radiator, hardwood front door with glazed insert, original leaded light windows above and double glazed leaded light window beside

Cloakroom

1.48m x 1.14m (4' 10" x 3' 9") wood panelling to walls, hardwood floor, white low level wc and wall mounted wash basin with mixer tap, radiator, double glazed window to side

Sitting Room

5.34m max x 3.65m max (17' 6" x 12' 0") shelving either side of chimney breast, hardwood floor, fireplace recess, radiator set into attractive deep bay to front with leaded light double glazed windows

Kitchen

4.65m x 3.04m (15' 3" x 10' 0") white gloss fronted base cupboards, marble work surfaces with matching upstand, ceramic double sink and drainer with mixer tap, integrated dishwasher, Miele 4-ring ceramic hob with matching stainless steel Miele extractor hood above, two tall larder cupboards beside Miele electric double oven, space for American style fridge/freezer, slate effect Amtico floor, downlights, double glazed window to side, large opening to

Living Room

7.55m max x 6.36m max (24' 9" x 20' 10") open plan and providing DINING AREA 6.36m x 3.08m (20'10" x 10'1") hardwood floor, downlights, two radiators, double glazed sliding doors to side and rear, FAMILY ROOM 4.5m x 3.65m max (14'0" x 12'0") shelving beside chimney breast and built-in wood burner, hardwood floor, radiator, downlights

First Floor

Landing

3.35m x 1.95m (11' 0" x 6' 5") to include stairwell, downlights, large trap to loft

Bedroom 1

5.48m max x 3.6m max (18' 0" x 11' 10") includes fitted wardrobes either side of chimney breast plus further base cupboards, radiator, deep bay with leaded light double glazed windows to front

Bedroom 2

4.33m x 3.65m max (14' 2" x 12' 0") to include full length of fitted wardrobes, radiator beneath double glazed window to rear

Bedroom 3

3.65m max x 3.01m (12' 0" x 9' 11") plus recess with coat rail, to include bay with double glazed leaded light windows to front, cupboard to side with eaves storage, radiator

Bathroom

3.04m max x 2.0m (10' 0" x 6' 7") to include full width fitted storage cupboards, white panelled bath, wall mounted mixer tap and shower spray attachment, wall mounted wash basin with mixer tap, radiator, wood effect Amtico flooring, downlights, double glazed window to rear

Shower Room

2.66m max x 1.54m max (8' 9" x 5' 1") large tiled shower cubicle with glazed hinged door, fixed overhead shower plus further hand spray attachment, low level wc, wall mounted wash basin with mixer tap, fully tiled walls, ceramic floor tiling, heated towel rail, downlights, double glazed windows to side

Outside

Front Garden

about 7.85m x 10.3m (25' 9" x 33' 10") large block paved driveway providing parking, raised border with slate chippings, steps up to gate to side of house with electric car charging point

Garage

4.91m x 2.47m (16' 1" x 8' 1") ceiling height of 3.77m (12'4") allowing mezzanine floor for storage, power and light, double doors from driveway, utility area providing space and plumbing for stacked washing machine and tumble dryer beside Megaflo pressurised hot water cylinder and Potterton Suprima boiler for central heating, window to side

Rear Garden

about 25.7m x 11m (84' 4" x 36' 1") with sunny southerly aspect backing onto Harvington Woods with gated access, full width terrace, decked and paved leading to paved area at side having gate to front, outside water tap and lighting, garden mainly laid to lawn with greenhouse, railway sleeper sun trap, vegetable patches and large decked terrace to far end of garden

Additional Information

Council Tax

London Borough of Bromley band F