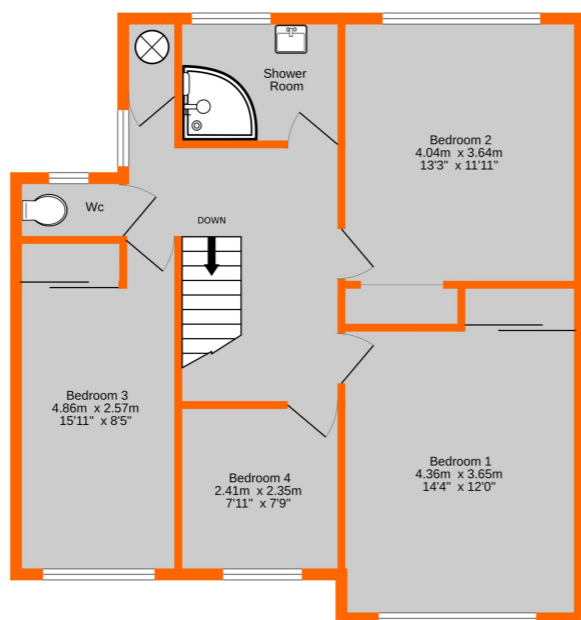
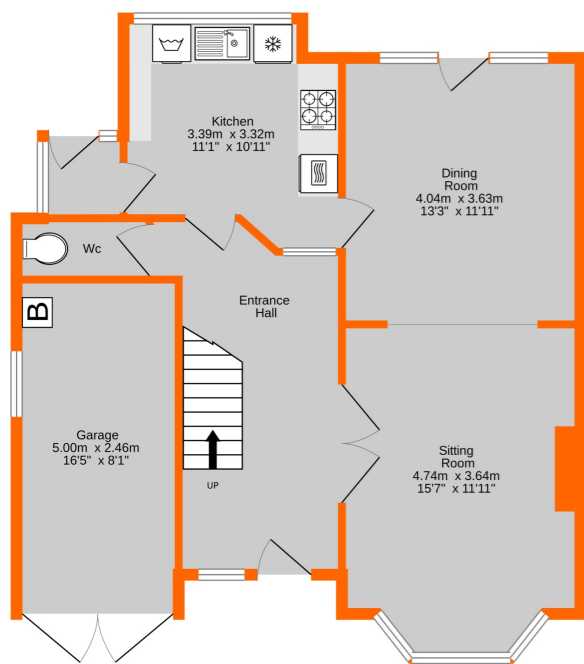




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		58
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
71.6 sq.m. (770 sq.ft.) approx.

1st Floor
71.3 sq.m. (768 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 142.9 sq.m. (1538 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©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.
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 For further details please visit our website - www.proctors.london



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

60 Kelsey Lane, Beckenham, Kent BR3 3NE

£1,100,000 Freehold

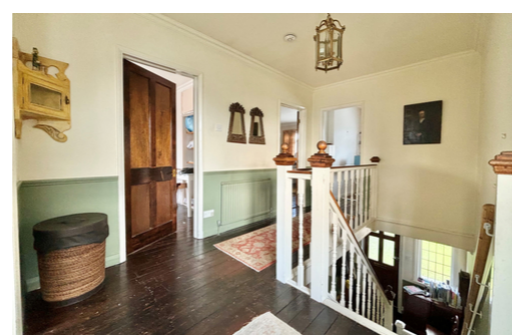
- Handsome four bedroom detached house
- Scope to update and possibly extend STPP
- Four bedrooms plus shower room and wc
- Rear garden enjoys sunny westerly aspect
- Easy walk to central Beckenham High Street
- Convenient yet with little passing traffic
- Generous sitting room and dining room
- Driveway parking and integral garage

60 Kelsey Lane, Beckenham, Kent BR3 3NE

Just a pleasant stroll from Beckenham High Street, this attractive detached house is quietly situated with little passing traffic on plot with westerly aspect to rear, so the mature garden enjoys the best of the afternoon sunshine. The property requires modernisation and offers scope for improvement and possible extension, subject to planning permission and other necessary consents. Sitting room with opening to dining room and kitchen to rear overlooking garden. Four bedrooms off good size landing along with shower room and separate wc, plus downstairs cloakroom off spacious entrance hall. Updated consumer unit/fuse board, Worcester boiler and double glazing - With work to update the accommodation this will be a great family home and viewing is recommended to fully appreciate its potential.

Location

This property is best accessed from Uplands, which links Greenways and Village Way, and is only a short distance into Kelsey Lane on the left. Kelsey Lane then continues to the junction with Burnhill Road (one way traffic) and the center of Beckenham High Street, only a fifth of a mile away, ideal for shopping a socialising with a choice of bars, coffee shops and restaurants. From Beckenham Junction, under half a mile away, there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. Bus routes run along Village Way and Harris Academy (Secondary and Primary) is in the near vicinity, situated on Manor Way.



Ground Floor

Spacious Entrance Hall

5.28m x 2.5m (17'4 x 8'2) plus recess by door to cloakroom, includes staircase with radiator beneath, wood block flooring, leaded light window beside front door

Cloakroom

white low level wc and wash basin with mixer tap recessed into wall, radiator, window to rear porch

Sitting Room

4.74m max into bay x 3.64m (15'7 x 11'11) includes ornamental fireplace with provision for electric fire, wood block flooring, shaped radiator set into wide bay with double glazed windows to front, wide opening to dining room

Dining Room

4.04m x 3.63m (13'3 x 11'11) wood block flooring, two radiators to one corner, full height double glazed windows beside double glazed door to garden

Kitchen

3.39m max x 3.32m (11'1 x 10'11) single drainer stainless steel sink set into work surface with Dainty Maid units beneath including cupboard and drawer plus space for fridge and washing machine, additional base cupboards with shelves above and further work surface with inset Neff 4-ring gas hob having cupboards and drawers beneath, built-in AEG electric double oven, tiled floor, radiator beneath window to hall, double glazed window to rear overlooking garden, door to rear porch

Enclosed Rear Porch

tiled floor, windows to side and rear plus glazed door to garden

First Floor

Spacious Landing

3.99m x 3.31m max (13'1 x 10'10) plus recess by airing cupboard with slatted shelves above hot water cylinder, double glazed window to side, exposed floorboards, radiator, hatch with ladder to loft having boarding to floor for storage

Bedroom 1

4.36m x 3.65m (14'4 x 12'0) plus built-in double wardrobe with sliding doors having high level cupboard above, exposed floorboards, radiator beneath double glazed window to front

Bedroom 2

4.04m x 3.64m (13'3 x 11'11) plus double wardrobe recess with high level cupboard above, exposed floorboards, radiator beneath double glazed window to rear

Bedroom 3

4.86m x 2.57m (15'11 x 8'5) includes built-in double cupboard with sliding doors having high level cupboard above, radiator beneath double glazed window to front

Bedroom 4

2.41m x 2.35m (7'11 x 7'9) exposed floorboards, radiator beneath double glazed window to front

Shower Room

2.25m x 1.84m (7'5 x 6'0) tiled corner shower cubicle with curved sliding door, pedestal wash basin with mixer tap, wall tiling, radiator, mirror above basin, double glazed window to rear

Separate WC

white low level suite, radiator, double glazed window to rear

Outside

Front Garden

area of lawn and deep border with shrubs and plants beside driveway accessing garage and path to front door

Garage

5.00m x 2.46m (16'5 x 8'1) double doors from driveway, Worcester gas boiler, updated consumer unit, gas and electricity meters, double glazed window to side

Rear Garden

about 23.4m x 12.6m (76ft x 41ft) sunny westerly aspect, terrace to rear of house with additional hardstanding area beside house, steps to shaped area of lawn with trees surrounded by established borders and shrubs encroaching into garden

Additional Information

Council Tax

London Borough of Bromley - Band G