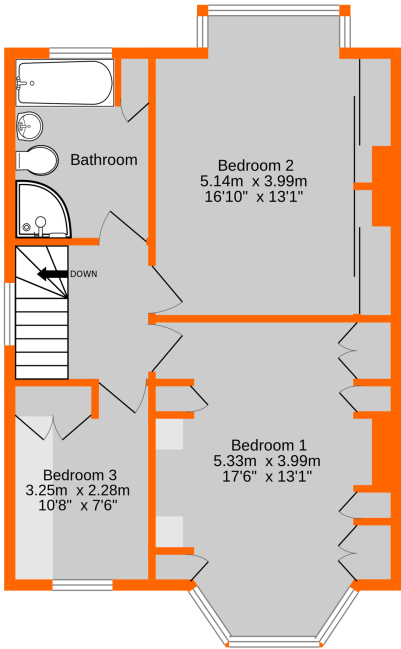
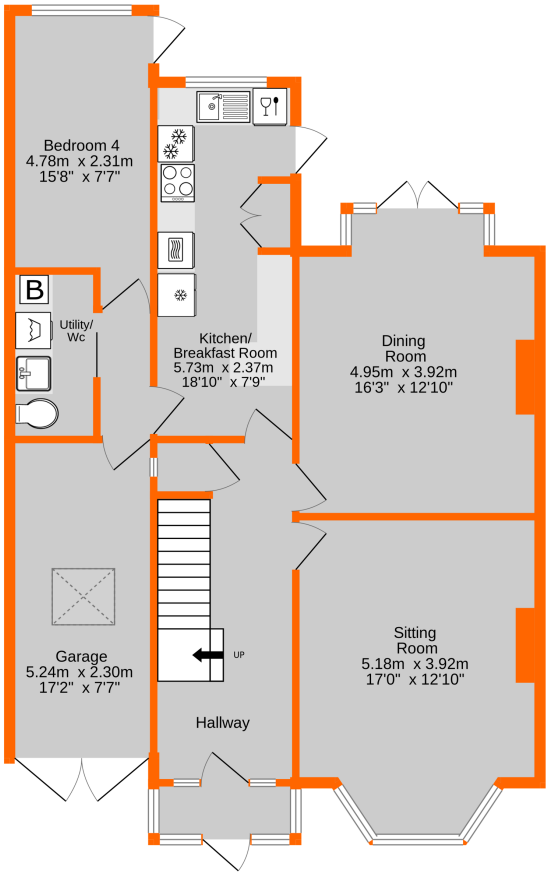


Ground Floor  
91.6 sq.m. (986 sq.ft.) approx.

1st Floor  
55.6 sq.m. (598 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 147.1 sq.m. (1584 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.  
**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](http://www.proctors.london)



George Proctor & Partners trading as Proctors



Viewing by appointment with our Beckenham Office - 020 8650 2000

47 Whitmore Road, Beckenham, Kent BR3 3NX

£900,000 Freehold

- 1930's semi-detached house
- Extended, adaptable accommodation
- Four bedrooms
- Utility/cloakroom
- Two receptions
- Fitted kitchen/breakfast room
- Storage garage & driveway
- Lovely landscaped 90' south facing rear garden

[www.proctors.london](http://www.proctors.london)

[www.proctors.london](http://www.proctors.london)



47 Whitmore Road, Beckenham, Kent BR3 3NX

Proctors Beckenham are really pleased to put for sale this lovely extended 1930's characterful home offered in excellent condition, tastefully decorated throughout. The current vendor has extended and adapted the accommodation which now provides sitting and dining rooms, an extended kitchen/breakfast room, the former garage has been converted to bedrooms four with a toilet available in the adjacent utility room. There is also a storage garage, this could be further adapted for a number of uses if so desired. Upstairs are three bedrooms all with wardrobes/cupboards and spacious bathroom. Benefits include character features, re-tiled roof (2016), sealed unit double glazed replacement windows, gas fired central heating, Amtico and carpeted floors. Outside there is driveway parking for several cars and front garden whilst the 80' rear garden is beautifully landscaped, sun terrace and sun canopy

Location

Whitmore Road is possibly the best of the roads between Village Way and Croydon Road with the Recreation Ground to the rear of houses on the opposite side of the road. Beckenham High Street is approximately half a mile away with a good range of shops, restaurants and other amenities. Clock House Station (London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham) and Beckenham Junction Station (Victoria and Blackfiars) are both about a mile away whilst both Beckenham Junction and Elmers End there are also trams to Croydon and Wimbledon. Bus services run along both Village Way and Croydon Road and the area is well served by schools for all ages both Primary and Secondary.



Ground Floor

Enclosed Porch

tiled floor, aluminium glazed window and door, original entrance door and leaded light stained glass inset to

Entrance Hall

stained glass leaded light windows to front, picture rail, laminate flooring, staircase to first floor with under stairs cupboard housing renewed fuse box and meters, further under stairs coats cupboard with window to side

Sitting Room

5.18m x 3.92m (17'0" x 12'10") bay to front, picture rail, laminate wooden effect herringbone design flooring, fireplace with ornate marble surround and hearth

Dining Room

4.95m x 3.92m (16'3" x 12'10") stripped wooden effect floor, coved cornice, picture rail, hatch to kitchen, fireplace, cast iron, tiled ??, slate hearth, wooden surround, square bay to rear garden

Kitchen/Breakfast Room

5.73m x 2.37m (18'10" x 7'9") extended, tiled floor, range of base cupboards, drawers and wall cupboards, worktops including peninsular 6' bar, electric ceramic hob, extractor over, separate double oven and eye level built in microwave, under counter freezer, dishwasher, American style space for fridge/freezer, pelmet lights, Franke stainless steel one and a half bowl sink unit with mixer tap, window to rear, glazed door to outside, original larder cupboard now used as the 'snack' cupboard, door to

Inner Hall

door to storage garage, currently used for storage

Utility/WC

wall mounted gas boiler (installed March 2022) extractor fan, toilet, butler sink with cupboard below, work surface with plumbing and space for washing machine, tiled floor, door to

Bedroom 4

4.78m x 2.31m (15'8" x 7'7") converted from the former garage, window to rear, glazed door to garden, downlights

Stairs to

First Floor

Landing

stained glass leaded light effect window to side, trap to loft, electric light, pull down loft ladder

Bedroom 2

5.14m x 3.99m (16'10" x 13'1") square bay to rear, range of Sharpes wardrobes along one wall installed 2016 with shelved, hanging space and lights, Amtico flooring

Bedroom 3

3.25m x 2.28m (10'8" x 7'6") currently used as a study, built-in furniture incorporating wardrobe, desk, wall shelves and drawers, window to front

Bedroom 1

5.33m x 3.99m (17'6" x 13'1") handmade wardrobes with drawers and hanging space, high level cupboards over, bed recess, bay to front, deep with windows

Bathroom

full white suite, panelled bath with mixer tap and hand spray, glazed corner shower, fully tiled with Aqualisa shower, vanity surface with inset wash basin with mixer tap and cupboards below, strip light/shaver point, toilet with concealed cistern, tiled floor, downlights, built-in storage cupboard, chrome ladder style towel rail

Outside

Rear Garden

a particular feature of the property, south facing and 90' deep, electric remote sun awning, tap, full width paved sun terrace, lawn, flower/shrub beds, trees, area at the bottom, trees and bark

Storage Garage

replaced metal double doors to front, power and light, skylight, tap, door to inner hall

Agents Note

the front doors of the garage currently do not open fully to allow a car entry, this no doubt could be altered in order for a car if so desired to be stored in the garage

Council Tax

Band F