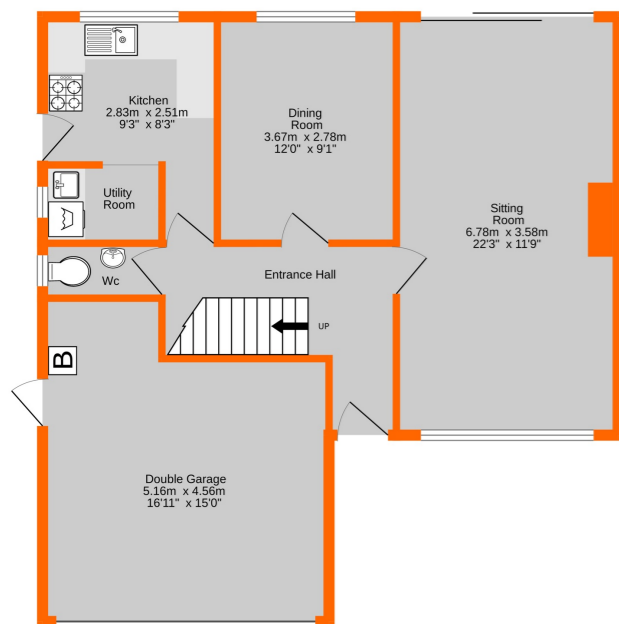




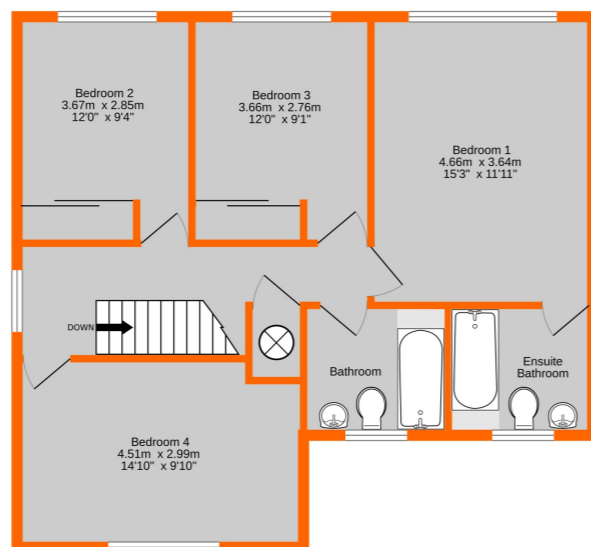
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		56	71
		EU Directive 2002/91/EC	



Ground Floor  
76.8 sq.m. (827 sq.ft.) approx.



1st Floor  
71.7 sq.m. (772 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 148.5 sq.m. (1599 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2025



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

45 White Oak Drive, Beckenham BR3 6QE

**£980,000 Freehold**

- Close vicinity of Clare House School
- Generous main bedroom with en suite
- Modern family bathroom off landing
- Double garage and ample parking
- Offered to the market 'Chain Free'
- Three further double bedrooms
- Kitchen plus separate utility room
- Great opportunity to modernise and improve

**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.  
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## 45 White Oak Drive, Beckenham BR3 6QE

At the beginning of this of a quiet cul-de-sac and just a stone's throw from the sought-after Clare House School, this detached family home with an integral double garage offers excellent proportions throughout. The generous sitting room is a particular highlight, and there is clear potential to create a more open-plan layout by combining the kitchen and adjacent dining room. All four bedrooms are genuine doubles, with the principal bedroom enjoying its own en-suite bathroom, complemented by a further family bathroom. Outside, the property benefits from ample driveway parking to the front and a good-sized rear garden laid mainly to lawn. With its combination of space, scope for improvement, and prime location, this residence presents a wonderful opportunity for buyers seeking a long-term family home.

### Location

White Oak Drive is a quiet cul-de-sac off Oakwood Avenue, approximately three quarters of a mile from Beckenham High Street providing a range of shops, restaurants and other amenities. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. CLARE HOUSE PRIMARY SCHOOL is located at the junction of Overbury Avenue and Oakwood Avenue. The beautiful Kelsey Park is in the vicinity, with entrances on Wickham Road, along with popular local shops by the Park Langley roundabout.



### Ground Floor

#### Entrance Hall

3.78m max x 2.99m max (12' 5" x 9' 10") includes cupboard beneath stairs, radiator

#### Cloakroom

low level wc, wash basin, radiator, quarry tiled floor, window to side

#### Kitchen

2.83m x 2.51m (9' 3" x 8' 3") plus area by door with radiator, base cupboards and drawers beneath work surfaces, inset single drainer stainless steel sink with mixer tap, space for freestanding gas cooker, wall tiling, pair of eye level cupboards, quarry tiled floor, window to rear with double glazing

#### Utility Room

1.84m x 1.24m (6' 0" x 4' 1") space for washing machine beneath work surface with inset single drainer sink, tall storage cupboard plus wall cupboard above space for upright fridge/freezer, quarry tiled floor to match kitchen, window to side

#### Dining Room

3.67m x 2.78m (12' 0" x 9' 1") radiator beneath window to rear

#### Large Sitting Room

6.78m x 3.58m max (22' 3" x 11' 9") includes fireplace with living flame gas fire (disconnected), two radiators, large window to front and double glazed patio door to garden

### First Floor

#### Landing

5.7m max x 1.98m max (18' 8" x 6' 6") includes airing cupboard with slatted shelves and insulated hot water cylinder

#### Bedroom 1

4.66m x 3.64m max (15' 3" x 11' 11") radiator, window to rear

#### En Suite Bathroom

2.34m x 2m (7' 8" x 6' 7") white panelled bath with mixer tap and shower attachment having hinged screen over, low level wc, pedestal wash basin with mixer tap, wall tiling, radiator, wall light with shaver point, window to front

#### Bedroom 2

3.67m x 2.85m (12' 0" x 9' 4") includes fitted double wardrobe, radiator, window to rear

#### Bedroom 3

3.66m x 2.76m (12' 0" x 9' 1") includes fitted double wardrobe, radiator, window to rear

#### Bedroom 4

4.51m max x 2.99m max (14' 10" x 9' 10") radiator, window to front

#### Family Bathroom

2.31m x 2m (7' 7" x 6' 7") white panelled bath with mixer tap and shower attachment, low level wc, pedestal wash basin with mixer tap, tiled walls, radiator, wall light with shaver point, window to front

### Outside

#### Front Garden

driveway providing parking for several cars beside area of lawn with path to front door

#### Double Garage

5.16m or 4.28m x 4.56m (16' 11" or 14' 1" x 15' 0") with electric up and over door, Ideal Logic gas fired boiler, light and power, door to side access

#### Rear Garden

13.5m x 13m (44' 3" x 42' 8") paved terrace and pathway to rear of house extending to side access with gate to front garden, outside tap, then laid to lawn with established shrubs and greenhouse

### Additional Information

#### Council Tax

London Borough of Bromley - Band G  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

