



Eaves Storage Sq.M Not Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 134.5 sq.m. (1448 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



Viewing by appointment with our Beckenham Office - 020 8650 2000

43 Chaffinch Road, Beckenham, Kent BR3 4LX

£850,000 Freehold

- Three double bedrooms
- Stylishly re-fitted bathroom
- Superb shower room
- 22'10" x 12'6" living room
- Fantastic re-fitted 23'3" x 14'1" kitchen/breakfast room
- Central heating & double glazing
- 40' garden
- Sought after quiet location

**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)





43 Chaffinch Road, Beckenham, Kent BR3 4LX

This exceptionally well presented three double bedroom Victorian halls adjoining semi detached house has been sympathetically extended to the ground floor to create a fantastic open plan kitchen/breakfast room with bi-folding doors to the garden and a separate utility room and has also had the loft converted to form a wonderful main bedroom and spacious shower room. This stunning house offers 134.5 sq meters (1448 sq ft) of beautifully appointed accommodation in an extremely popular location close to two railway stations. Only a viewing can reveal the size and quality of this lovely family home

Location

Chaffinch Road is a popular road located almost 150 yards from Clock House Railway Station (services to Charing Cross with DLR connection at Lewisham for Canary Wharf) Kent House Railway Station (services to Victoria) is about 0.3 of a mile away. The vibrant Beckenham High Street is 0.5 of a mile away passing The Spa Leisure Centre and library en route. There are schools and parks available within the vicinity.



Ground Floor

Entrance Porch

front door to

Entrance Hall

ceramic tiled floor with underfloor heating

Living Room

6.96m x 3.82m (22' 10" x 12' 6") uPVC double glazed windows to front with wooden shutters, Amtico flooring, two feature radiators, built-in under stairs cupboard, doorway to

Kitchen/Breakfast Room

7.08m x 4.28m (23' 3" x 14' 1") double glazed bi-folding doors to garden, two large rooflights, fitted with a fantastic range of units comprising large inset stainless steel sink with mixer tap, quartz work surface to one wall with cupboards and drawers under, AEG built-in wine cooler, AEG dishwasher, built-in Neff double steam oven, built-in Neff microwave, space for large fridge/freezer, large breakfast bar with quartz work surface with cupboards and drawers under, Neff downdraft induction hob, spotlights, built-in storage cupboard, door to utility room, Amtico flooring with underfloor heating

Utility Room

quartz work surface to one wall, underfloor heating, inset sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, built-in shelved cupboard, eye level

cupboards to one wall, Amtico flooring, spotlights, extractor fan

First Floor

Landing

split level, spotlights, stairs to top floor

Bedroom 2

4.66m x 3.34m (15' 3" x 10' 11") uPVC double glazed windows to front, fitted wardrobes to one wall, double radiator

Bedroom 3

3.49m x 3.04m (11' 5" x 10' 0") uPVC double glazed windows to rear, double radiator, coving

Bathroom

obscure uPVC double glazed windows with wooden shutters to side, re-fitted with a white suite comprising freestanding 'claw foot' bath with mixer tap and shower attachment, fully tiled walk in double shower with rain head, wash basin with mixer tap and cupboards under, toilet, fully tiled walls, chrome heated towel rail, spotlights, ceramic tiled floor with underfloor heating, extractor fan

Top Floor

Landing

split level, double glazed roof light

Bedroom 1

5.00m x 4.54m (16' 5" x 14' 11") two double

glazed Velux windows to front, double doors with glass balustrade to rear, feature radiator, spotlights, built-in wardrobes to one wall, deep built-in eaves storage cupboards

Shower Room

obscure double glazed windows to rear, fitted with a walk-in double shower with rain head and separate hand shower attachment, wash basin with mixer tap and cupboards under, heated towel rail, spotlights, extractor fan, ceramic tiled floor with underfloor heating, fully tiled walls, cupboards to one wall housing Vaillant gas fired boiler for central heating and hot water, 200 litre hot water tank, shelved cupboard

Outside

Rear Garden

28' paved sun terrace leading to lawn area, timber shed, side access

Parking

off street parking to front for one car

Additional Information

Council Tax

Band D - London Borough of Bromley