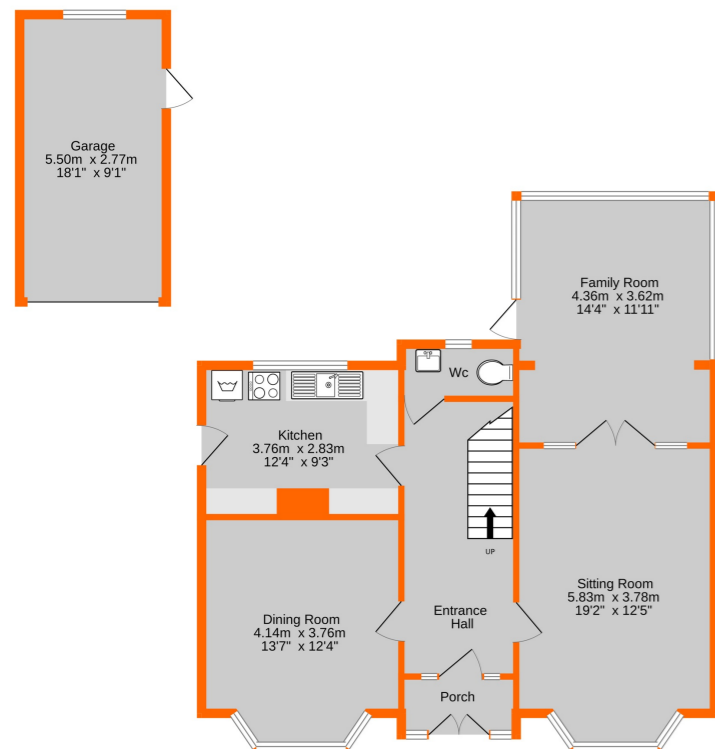


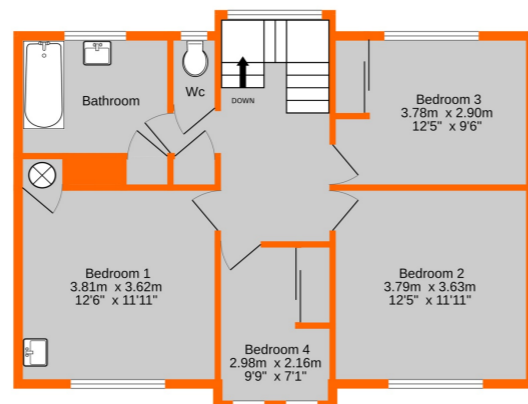
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
81.3 sq.m. (875 sq.ft.) approx.



First Floor
66.3 sq.m. (714 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA: 147.6 sq.m. (1589 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

7 Den Close, Beckenham, Kent BR3 6RP

£1,200,000 Freehold

- Delightful four bedroom detached house
- Large rear garden 28.7m x 16m (94ft x 52ft)
- Attractive and spacious hall and landing
- Rear extension provides lovely family room
- Wonderful opportunity in great location
- Requires modernisation and improvement
- Generous sitting room and dining room
- Possible scope for further extension (STPP)

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

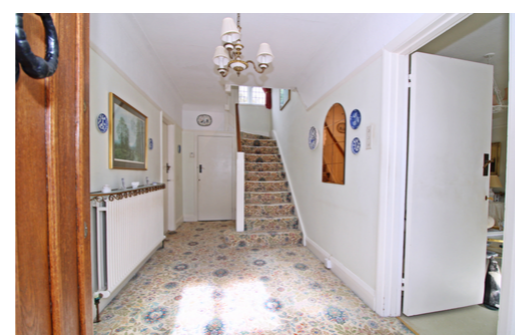


7 Den Close, Beckenham, Kent BR3 6RP

Delightful detached family home offered to the market by our Park Langley office for the first time in circa 60 years. Set in convenient cul-de-sac location between Highfield and Langley Park schools with four well proportioned bedrooms arranged off lovely landing along with spacious bathroom and separate wc. These could be combined and part of the bathroom used to create an en suite to the largest bedroom, as a second bathroom. The large hall gives a lovely welcome to the property with two original reception rooms offering great space enhanced by the addition of a family room, as a rear extension behind the sitting room. Scope for further extension, enlarging the kitchen, or possible loft conversion, subject to planning permission and other necessary consents. Wide (16m/52ft) plot gives beautiful garden and garage plus carport beside the house.

Location

Den Close is off Hayes Lane (Beckenham), between the turnings into Shortlands Road and Kingswood Road. This property is on the south side of the road with Shortlands Station (Victoria/Cannon Street) approximately half-a-mile away along with shops in Shortlands Village. Bromley High Street is about a mile-and-a-quarter away with The Glades Shopping Centre and Bromley South station. The property is within the vicinity of the popular Highfield Primary Schools and the Langley Park Secondary Schools are about a mile away.



Ground Floor

Enclosed Porch

1.95m x 0.8m (6'5 x 2'7) windows beside and above glazed double doors, quarry tiled floor

Generous Entrance Hall

5.48m x 2.18m (18'0 x 7'2) includes cupboard beneath stairs, radiator, leaded light windows beside and above front door

Cloakroom

white low level suite and wash basin, wall tiling, radiator, window to rear

Kitchen

3.76m x 2.83m max (12'4 x 9'3) includes recess with base cupboards and drawers having shelves above, double drainer stainless steel sink with mixer tap set into L-shaped work surface with base cupboards and drawers beneath plus space for dishwasher, further work surface set into recess with space beneath for fridge and freezer, cooker with ceramic hob and double oven, painted panelling to walls, eye level cupboards, radiator, secondary glazed window to rear with attractive views over garden, further window and door to side

Large Sitting Room

5.83m max x 3.78m (19'2 x 12'5) picture rail, three radiators, wide bay with secondary glazed windows to front, leaded light windows and matching glazed doors to Family Room

Family Room

4.36m x 3.62m (14'4 x 11'11) wonderfully bright, radiator, full height double glazed windows to rear, further double glazed window and door to side accessing terrace

Dining Room

4.14m max x 3.76m (13'7 x 12'4) picture rail, radiator set into wide bay with secondary glazed windows to front

First Floor

Delightful Landing

4.29m x 2.15m (14'1 x 7'1) plus additional area with built in cupboard and hatch to loft, radiator on half landing, picture rail, secondary glazed window to rear overlooking garden

Bedroom 1

3.81m x 3.62m (12'6 x 11'11) plus cupboard to corner concealing insulated hot water cylinder and Worcester wall mounted gas boiler, pedestal wash basin, radiator beneath secondary glazed window to front

Bedroom 2

3.79m x 3.63m (12'5 x 11'11) radiator beneath secondary glazed window to front

Bedroom 3

3.78m x 2.9m (12'5 x 9'6) includes large fitted double wardrobe with sliding doors, radiator beneath secondary glazed window to rear

Bedroom 4

2.98m x 2.16m (9'9 x 7'1) includes fitted double wardrobe with sliding doors (currently used as dressing room), radiator beneath secondary glazed windows to front

Bathroom

2.83m x 2.39m (9'3 x 7'10) large white cast iron bath with mixer tap and hand shower, pedestal wash basin, wall tiling, radiator, secondary glazed window to rear

Separate WC

low level suite, window to rear

Outside

Front Garden

attractively laid to lawn with paved driveway accessing garage and CARPORT, paved path to front door

Garage

5.5m x 2.77m (18'1 x 9'1) up and over door, pitched roof, light and power, window to rear, door to garden

Rear Garden

about 28.7m x 16m (94ft x 52ft) wide plot affords a lovely sized rear garden with paved terrace accessed from family room, gate set into archway to carport in front of garage, water tap, path to far end of garden with lawn, delightful borders, established trees, two timber sheds to far end hidden from view

Additional Information

Council Tax

London Borough of Bromley - Band G