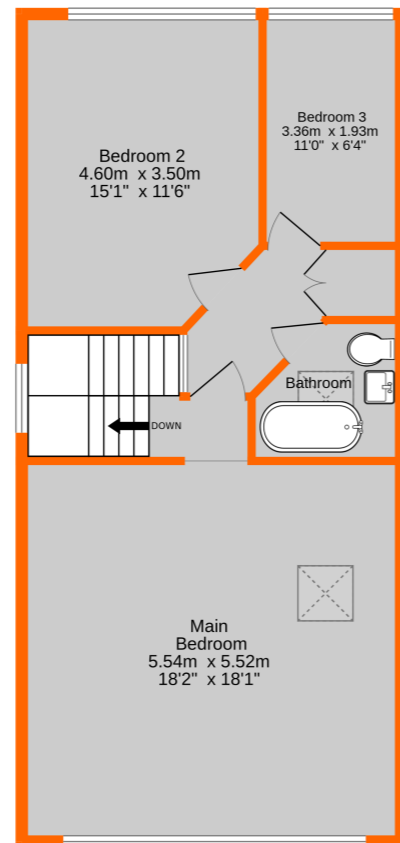
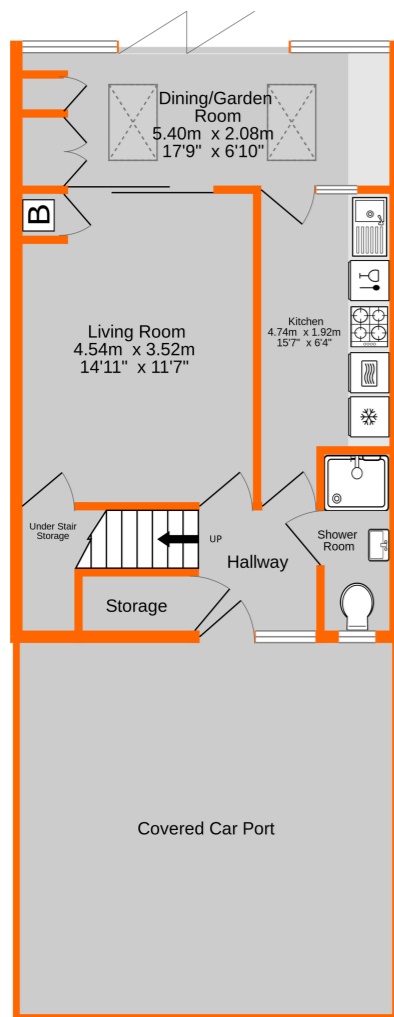


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
47.2 sq.m. (509 sq.ft.) approx.

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



TOTAL FLOOR AREA : 113.5 sq.m. (1222 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Beckenham Office - 020 8650 2000

1 Blair Court, The Knoll, Beckenham, Kent BR3 5JJ

£725,000 Freehold

- Three bedrooms
- Bathroom & shower room
- Living room
- Delightful 35' garden
- Double glazing & central heating
- Car port for two cars
- Dining/garden room
- Chain free

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.
 For further details please visit our website - www.proctors.london



1 Blair Court, The Knoll, Beckenham, Kent BR3 5JJ

This interesting 1960s built three bedroom end of terrace house forms part of this sought after development situated in a private road in the heart of Beckenham a short walk from the High Street with its range of social and shopping amenities. The property which has been extended to the ground floor offers flexible accommodation and has a living room with doors to a dining/garden room which in turn has bi-folding doors to the garden, there is also a fitted kitchen and modern fitted shower room. To the first floor there are two further bedrooms, a bathroom with white suite and a main bedroom with delightful outlook to front which is currently utilized as a second living room, other houses on the development have utilized this room as a main 18'2" x 18'x1" bedroom and have created an en-suite bathroom. The delightful rear garden is some 35' in length. There are solar panels fitted to the roof to help keep the electric bills lower and so helping with the expenses of running a home.

Location

This unique development forms part of this very popular centrally located private road just 0.2 of a mile from the vibrant High Street with its range of shops, restaurants and bars. Beckenham Junction station with services to Victoria/Blackfriars and tramlink to Croydon/Wimbledon is about 0.3 of a mile distant. New Beckenham station with services to London Bridge/Waterloo/Charing Cross/Cannon Street and DLR connection at Lewisham) is about a mile away. Beckenham Place Park with it's nature trails, swimming lake, fairs and markets is about .6 of a mile away.



Ground Floor

Entrance

front door to

Entrance Hall

obscure windows to front, Windsor woodblock flooring, built-in cupboard

Shower Room

obscure windows to front, shower cubicle with electric shower unit, wall mounted wash basin with mixer tap, toilet with concealed cistern, chrome heated towel rail, ceramic tiled floor, fully tiled walls

Living Room

4.54m x 3.52m (14' 11" x 11' 7") doors to dining/garden room, built-in under stairs cupboard, cupboard housing Ideal combination boiler for hot water and central heating

Kitchen

4.74m x 1.92m (15' 7" x 6' 4") windows to rear, door to dining/garden room, fitted with a range of modern units comprising inset single drainer sink with mixer tap and cupboards under, working surface to one wall with built-in Neff electric oven and 4 ring gas hob, microwave, dishwasher, eye level cupboards to one wall, wooden flooring

Dining/Garden Room

5.40m x 2.08m (17' 9" x 6' 10") bi-folding doors to garden, windows to rear, double glazed Velux windows, wooden flooring, built-in cupboards to two walls, one housing plumbing for washing machine

First Floor

Landing

windows to side, built-in storage cupboard

Main Bedroom

5.54m x 5.52m (18' 2" x 18' 1") windows to front, with wooden shutters, skylight

Bedroom 2

4.60m x 3.50m (15' 1" x 11' 6") windows to rear

Bedroom 3

3.36m x 1.93m (11' 0" x 6' 4") windows to rear

Bathroom

fitted with a white suite comprising freestanding claw foot bath with mixer tap, pedestal wash basin, toilet, fully tiled walls, skylight

Outside

Garden

35', paved patio, lawn area with flower and shrub borders, shingle area with shrubs, side access, timber shed

Maintenance charge

There is a maintenance charge payable to Blair Court residents association for upkeep of the communal grounds to front, currently £200 per annum