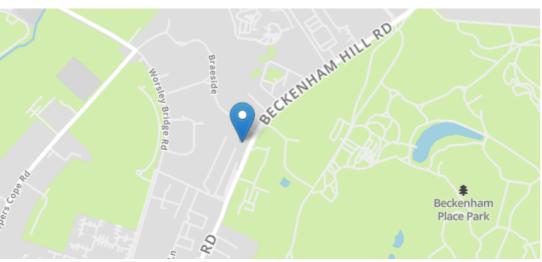
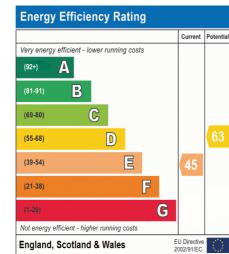
Shirley Office

- 285-287 Wickham Road, Croydon, CRO 8TJ
- 020 8777 2121
- shirley@proctors.london



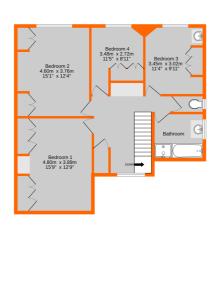




Ground Floor 72.0 sq.m. (775 sq.ft.) approx.



First Floor 76.4 sq.m. (822 sq.ft.) appro



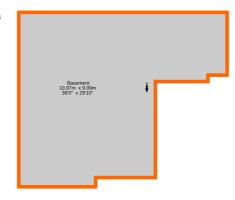
Basement 71.5 sq.m. (769 sq.ft.) approx

Garages (50.4 Sq.M) & Basement (71.5 Sq.Sq.M) Not included in Approx. Floor Area

TOTAL FLOOR AREA : 150.8 sq.m. (1623 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.





Disdaimer: 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 Solicitor 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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Viewing by appointment with our Shirley Office - 020 8777 2121

61 Southend Road, Beckenham, Kent BR3 1SR

£4,300 pcm

- Lovely 'Derby' Family Home
- Gas Central Heating & Double Glazing
- Wonderful Landscaped Gardens
- In/Out Driveway Parking for 8 Plus Cars
- Four Double Bedrooms
- Approaching 1/3 of an Acre Plot
- Virtually Opposite Beckenham Place Park
- Immediately Available



Offices: Beckenham | Bromley | Park Langley | Petts Wood | Shirley | West Wickham



61 Southend Road, Beckenham, Kent BR3 1SR

Set well back from the road, this handsome 'Derby' detached family house situated in a popular location almost opposite Beckenham Place Park. Having been lovingly cared for and updated throughout. Associated with a 'Derby' home are spacious rooms, oak panelled reception hall, mock Tudor elevations but with the benefit of gas radiator central heating with a renewed boiler (2022) sealed unit double glazed replacement windows, fitted carpets. Outside a carriage drive leads to an integral single garage, an attached triple garage, hardstanding providing ample parking and a particular feature of the property are the landscaped mature gardens front and rear.

Location

There are four stations within 0.8 of a mile, the nearest station is Beckenham Hill (Thameslink services to London Blackfriars), followed by Lower Sydenham (Charing Cross with DLR connection at Lewisham for Canary Wharf), and Beckenham Junction (London Victoria and Trams to Croydon and Wimbledon) and New Beckenham (London Bridge). Beckenham High Street with its shops, bistros and bars beyond. A pedestrian access to Beckenham Place Park is just 0.2 of a mile away on the other side of Southend Road. The area is well served by schools for all ages, Harris Girls Academy Bromley and Harris Academy Beckenham, as well as St Mary's Catholic Primary School (Westgate Road).









Ground Floor

Enclosed Porch

Quarry tiled floor, entrance door to:

Reception Hall

Original oak panelled walls and plate rail, stairs to first floor, cupboard under stairs houses gas/electric meters and fuse box.

Sitting Room

7.75m x 3.86m (25' 5" x 12' 8") Bay to rear with windows and glazed double doors onto garden, fireplace with marble back and hearth, gas real flame fire, ornate surround, coved cornice.

Dining Room

5.66m x 3.81m (18' 7" x 12' 6") Bay to front, sealed unit double glazed replacement windows, fireplace with marble back and hearth, gas real flame fire, ornate surround, coved cornice.

Kitche

3.45m x 2.67m (11' 4" x 8' 9") Wall cupboards, base cupboards, drawers, worktops, inset single basin, single drainer sink unit with mixer tap, inset ceramic hob, old range recess houses double oven and cupboards, pelmet lighting, partly tiled walls, new cushion vinyl flooring, window to rear, semi-glazed door to:

ar Lobby

Semi-glazed door to outside, former cupboard houses fridge freezer, former larder with window to side houses Worcester combination boiler (replaced in 2022), washing machine.

Staircase to

First Floor

Landing

Window to front, shelved linen cupboard, further eaves storage cupboard, trap to loft.

Bedroom

4.80m x 3.89m (15' 9" x 12' 9") Window to front, range of wardrobes along one wall, cupboards over, dresser surface between, coved cornice.

Bedroom 2

4.60m x 3.76m (15' 1" x 12' 4") Windows to rear, range of fitted wardrobes with bed recess between and storage cupboards above, coved cornice.

Bedroom

 $3.45\,\mathrm{m}\,x\,3.02\,\mathrm{m}\,(11^{\circ}\,4^{\circ}\,x\,9^{\circ}\,11^{\circ})$ Windows to rear, pedestal wash basin with tiled splash back, fitted wardrobes, storage cupboards over, bed recess.

Bedroom

 $3.48 \,\mathrm{m}\,\mathrm{x}\,2.72 \,\mathrm{m}\,(11'\,5''\,\mathrm{x}\,8'\,11'')$ Windows to rear, fitted wardrobes, storage cupboard over, currently used as a home office, coved cornice.



Bathroom

Fully tiled walls and floor, white suite, comprising bath with mixer ta and hand spray, fully tiled shower with glazed screen to front, vanity unit with basin, cupboards and drawers under, window to side.

Separate Toilet

White toilet, tiled floor and walls, window to side.

Outside

To the Front

21.3m wide x 18.2m deep (70' wide x 60' deep) Extensive front gardens laid to lawn with mature flower/shrub beds, brick wall and twin gates to front boundary, gated accesses to both sides of the house to rear garden.

Garages & Parking

Gated carriage drive providing ample parking together with a

HARDSTANDING AREA 12.m (41') deep, running to the side of the

ATTACHED TRIPLE GARAGE- $12.5 m\,x\,2.9 m$ (41'1 x 9'9) with light and power, door and windows to rear, double door to front

INTEGRAL GARAGE - $4.90\,\text{m}$ x $2.69\,\text{m}$ (16'1 x 8'10) door and window to side, light and power, double doors to front

Rear Garden

27.4m deep x 21.3 wide (90'deep x 70' wide) A particular feature of this home are the gardens, to the rear they are well stocked with lovely mature flower and shrub beds, raised brick beds, oak tree, two timber sheds, aluminium framed greenhouse, paved terracing and outside tap

ADDITIONAL INFORMATION

Council Tax

London Borough of Bromley - Band G
Please visit: 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 checker.ofcom.org.uk/en-gb/mobile-coverage

Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT. (Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any

guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writine).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)



Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT
Interest at 3% above the Bank of England Base Rate from Rent Due
Date until paid. Please Note: This will not be levied until the rent is

more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'SREQUEST)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT'S REQUEST)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs

associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all

liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL

To make payments towards Energy Efficiency improvement under a Green Deal charge (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

Other Permitted Payments:

- Rent
- Utilities and council tax/TV licence
- Communication services, cable, satellite, installation and subscription
- Default fees

 Any other permitted payments, not included above, under the relevant legislation including contractual damages
 TENANT PROTECTION

Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.