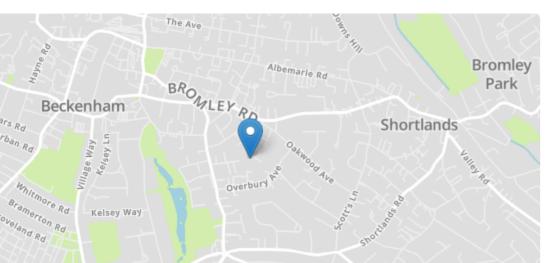
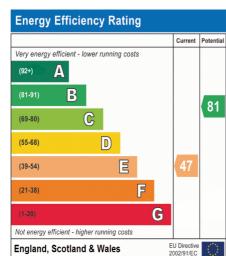
## Park Langley Office

- 104 Wickham Road, Beckenham, BR3 6QH
- **2** 020 8658 5588
- parklangley@proctors.london



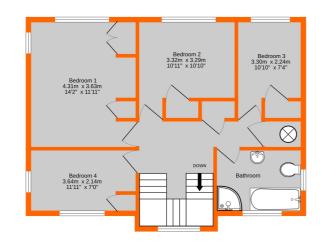




Ground Floor 60.1 sq.m. (647 sq.ft.) approx.

orox. 60.6 sq.





Garage 13.2 sq.m. (142 sq.ft.) approx

Garage Sq.M Included In Total Approx. Floor Area

TOTAL FLOOR AREA: 133.9 sq.m. (1442 sq.ft.) approx Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix ©2025



**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 Park Langley Office - 020 8658 5588

# 4 Oakhill Road, Beckenham, Kent BR3 6NQ £1,100,000 Freehold

- Delightful detached house with four bedrooms
- In prime location with potential to extend S.T.P.P.
- Attractive sitting room with sun room to rear
- Double glazing with feature window over stairs
- Delightful sunny south westerly mature garden
- Wonderful plot with extremely wide frontage
- Separate dining room beside the fitted kitchen
- Detached garage with potting shed to rear





# 4 Oakhill Road, Beckenham, Kent BR3 6NQ

Enchanting detached property matched by its generous plot with very wide frontage, giving considerable extra garden beside the house and beautiful rear garden enjoying a sunny south westerly aspect. FOUR BEDROOMS and large bathroom appointed with bath and large separate shower cubicle. Entrance hall and landing are both showered in natural light from feature double height window above return staircase. Cloakroom off hall plus door out to side opposite the DETACHED GARAGE. Fitted kitchen beside the dining room and buyers may look to combine these to create a large open plan kitchen/dining room. Sun room to rear of sitting room could be incorporated into one larger reception room or buyers could easily consider a substantial extension to either side of the property, subject to planning permission and other necessary consents. Replacement double glazed windows with all main rooms enjoying the lovely outlook over the garden.

#### Location

Situated near the Chancery Lane Conservation Area with The Jolly Woodman and The Chancery gastro pub, this property is in a sought after location with easy access to central Beckenham. Oakhill Road is a no through road off Crescent Road with little daily traffic passing the property. Local shops are situated at Oakhill Parade on Bromley Road with bus services for both central Beckenham and Bromley. Beckenham High Street offers a range of shops, restaurants and other amenities and from Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. The popular Clare House Primary School is less than a mile away whilst gates to Kelsey Park and the popular Park Langley shops will be found on Wickham Road.













#### Spacious Entrance Hall

3.74m x 3.08m max (12'3 x 10'1) includes large walk in cupboard beneath stairs with light and window, two radiators, double height double glazed window above stairs providing plenty of natural light

#### Cloakroom

white low level suite, corner wash basin with mixer tap, radiator, wall tiling, tiled floor, double glazed window to front

#### Kitchei

4.74m x 2.23m max (15'7 x 7'4) plus large walk in larder cupboard offering ample storage with tiled floor and double glazed window to front, base cupboards and drawers plus space for washing machine, integrated fridge and dishwasher beneath work surfaces extending to breakfast bar, inset 1½ bowl single drainer stainless steel sink with mixer tap, pull out cooker hood above Neff 4-ring gas hob, built in Neff electric double oven, wall tiling above work surfaces, wall cupboards, tiled floor, radiator, double glazed window to rear and door to side

#### Dining Room

3.33m x 3.3m ( $10^{\circ}11$  x  $10^{\circ}10$ ) radiator beneath double glazed window to rear, doors to sun room

#### itting Room

 $4.84m \times 3.64m$  (15'11 x 11'11) marble fireplace with timber surround, two radiators, double glazed windows to front and side, glazed panels beside doors to sun room

#### un Room

 $3.45 \text{m} \times 1.47 \text{m} \ (11^{1}4 \times 4^{1}10)$  tiled floor, radiator, double glazed window to side and full height double glazed panels beside doors to garden





#### First Floor

#### Landing

4.37m max x 3.62m max (14'4 x 11'11) includes return staircase, radiator, built in shelved cupboard, deep airing cupboard and hatch to loft

#### Bedroom 1

4.31m x 3.63m max (14'2 x 11'11) includes built in wardrobes, radiator, double glazed windows to side and rear

#### Bedroom 2

3.32m max x 3.29m max (10'11 x 10'10) includes built in wardrobe, radiator, double glazed window to rear

#### Bedroom 3

 $3.3m \max x 2.24m (10'10 \times 7'4)$  includes built in wardrobe with high level cupboard above, radiator, double glazed window to rear

#### Bedroom 4

3.62m max x 2.14m (11'11 x 7'0) includes built in wardrobe with high level cupboard above, radiator, double glazed windows to front and side

#### Generous Bathroom

 $3.2m \times 2.08m$  (10'6 x 6'10) tiled corner shower with curved sliding doors, panelled bath with mixer tap and shower attachment, white low level wc, pedestal wash basin with mixer tap, tiled walls, mirror above basin, tiled floor, chrome heated towel rail, double glazed windows to front and side

#### Outside

# Front Garden

paved driveway providing parking and access to garage, with lawn to front of house extending to wraparound garden





#### Garage

 $4.66m \times 2.83m$  (15'3 x 9'3) double doors, light and power, window to potting shed at rear and door to side

#### Rear Garden

about 27.4m max x 21.2m max (90ft x 70ft) narrowing to far end, paved terrace extending to area behind garage with potting shed, outside tap, side access with gate to driveway, extensive lawn beyond terrace is well maintained lawn along with borders having established shrubs and plants, additional secluded terrace, vegetable beds and timber shed to far end, lawn extends beside the property to meet the front garden with established shrub borders providing wonderful seclusion and making the best of the wide frontage to the road

## Additional Information

# Council Tax

 $\label{lem:condon} \mbox{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