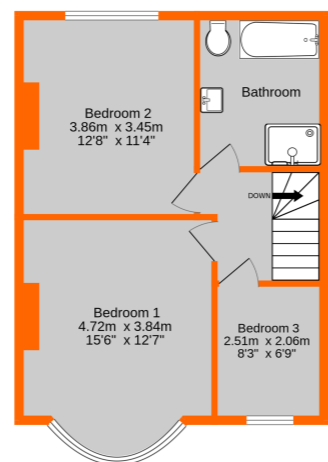
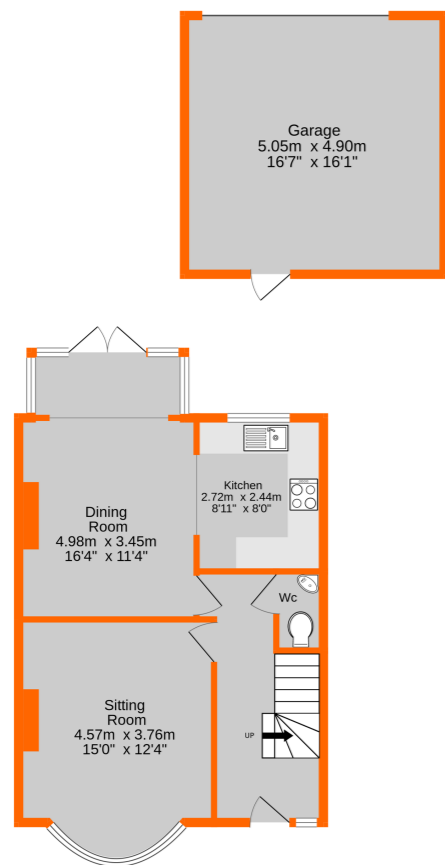


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		60	78
		EU Directive 2002/91/EC	

Ground Floor
50.6 sq.m. (545 sq.ft.) approx.

1st Floor
46.6 sq.m. (502 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 97.2 sq.m. (1046 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



Viewing by appointment with our Beckenham Office - 020 8650 2000

31 The Drive, Beckenham, Kent BR3 1EE

£825,000 Freehold

- End terrace house
- Three bedrooms
- Great central location
- Open plan kitchen/dining room
- Chain Free
- 115' west facing garden
- gas central heating & double glazing
- Garage, off street parking

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



31 The Drive, Beckenham, Kent BR3 1EE

Ever popular and occupying a great central location only minutes from the high street and station this attractive 1930s built house offers great family accommodation with scope to extend subject to planning permission. Retaining many original features including original doors, balustrade, picture rails and small timber rear extension off the dining room with stained glass doors onto the garden, the vendors opened the kitchen up to the dining room making a much better use of space yet keeping a separate sitting room and installing an under stairs cloak room. Upstairs are three bedrooms and the bathroom has been re-modelled with a full white suite and walk-in shower. A particular feature is the lovely mature garden with a double garage at the bottom and a Yorkshire terrace to the back of the house making the most of the westerly aspect. There is off street parking for two cars to the front

Location

The Drive connects the High Street with Rectory Road a very sought after location within minutes of shops, bars and restaurants, cinema, coffee shops, Spa Leisure Center and Library, all easily walkable. Close by is Beckenham Junction Station and Tramlink with Clockhouse Mainline Station with half a mile



Ground Floor

Porch

original canopied storm porch, original entrance door with stained glass leaded light inset and window to front to

Entrance Hall

under stairs storage cupboard houses electric meter and fuse box (consumer unit)

Downstairs Toilet

white suite, toilet, corner wash basin with mixer tap, extractor fan, downlights

Sitting Room

4.57m x 3.76m (15' 0" x 12' 4") bay to front, fireplace recess, two wall light points, recess, picture rail, laminated floor

Dining Room

4.98m x 3.45m (16' 4" x 11' 4") extended and open to the kitchen, original timber framed bay to rear with windows and glazed casement doors onto garden with stained glass leaded lights, fireplace recess, laminate floor

Kitchen

2.72m x 2.44m (8' 11" x 8' 0") base cupboards, drawers and wall cupboards, solid wooden block worktops, two windows to rear, wall mounted replaced gas Worcester combination boiler, cooker and fridge/freezer space, cork tiled floor, plumbing and space for washing machine and dishwasher

Stairs to

First Floor

Landing

trap to loft

Bedroom 1

4.72m x 3.84m (15' 6" x 12' 7") bay to front, range of mirror fitted wardrobes to one wall with storage cupboards over, shelved fireplace recess

Bedroom 2

3.86m x 3.45m (12' 8" x 11' 4") lovely original tiled fireplace, window to rear overlooking garden

Bedroom 3

2.51m x 2.06m (8' 3" x 6' 9") window to front, fitted shelving, together with hanging rail



Bathroom

remodelled white suite of panelled bath with mixer tap and hand spray, walk-in glazed double shower with rain head, separate hand spray, fully tiled walls, wall mounted vanity unit, mixer tap, drawers below, toilet, window to rear, chrome ladder style radiator, downlights, extractor fan

Outside

To the Front

paved frontage for two cars

Rear Garden

the rear garden is a particular feature of the house, west facing Yorkstone terrace, side gate access, outside tap, remainder laid to lawn areas, flower/shrub beds, ponds

Double Garage

precast garage at the bottom of the garden, up and over door to front, door to rear, power and light

Council Tax

Band E

