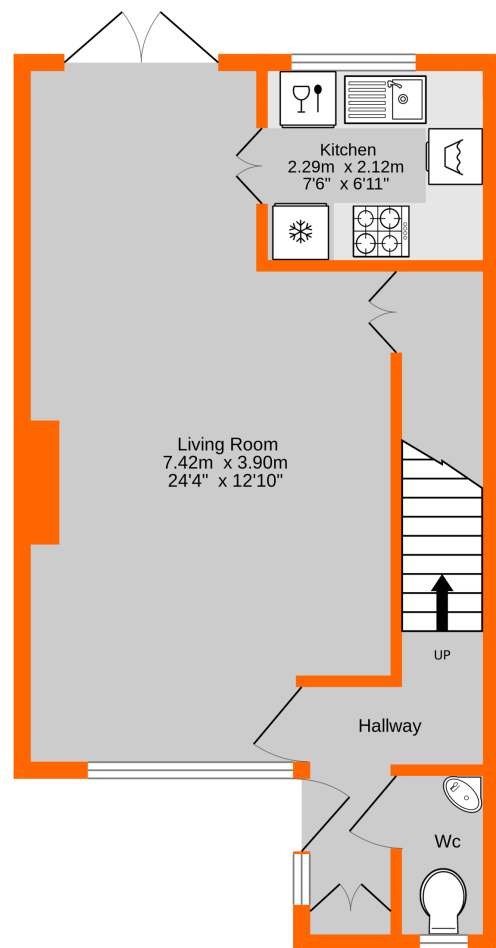
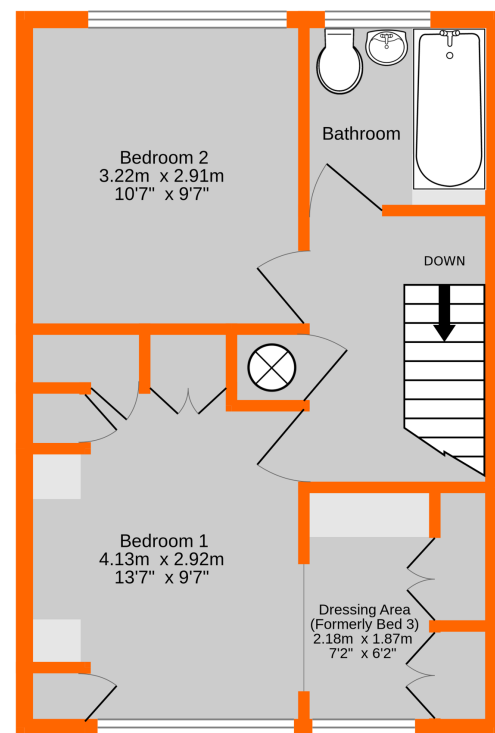


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Ground Floor  
39.7 sq.m. (428 sq.ft.) approx.



1st Floor  
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 76.3 sq.m. (821 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

## 97 The Heights, Foxgrove Road, Beckenham, Kent BR3 5BZ

### Offers in Region of £600,000 Freehold

- End terrace house
- Landscaped gardens
- Re-fitted kitchen
- Gas central heating & double glazing
- Re-modelled bathroom
- Two bedroom & dressing room
- Garage en-bloc
- Direct access to Beckenham Place Pack

**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](http://www.proctors.london)





## 97 The Heights, Foxgrove Road, Beckenham, Kent BR3 5BZ

Situated on this well maintained and popular sought after development, surrounded by mature communal gardens, 'The Heights' residents have private gated access into the beautiful Beckenham Place Park. This well presented and updated modern home has been adapted to suit the current vendors requirements so the third bedroom is now an en-suite dressing room to the main bedroom. Benefits include gas radiator central heating with a renewed boiler in August 2020, sealed unit double glazed replacement uPVC windows and doors and secure with estate CCTV, the current vendors have re-modelled both the kitchen and bathroom, installed a limestone fireplace to the living room which is open plan in design and has sitting and dining areas, cloakroom, ample storage, outside is a south facing, low maintenance 30 rear garden with electric awning together with garage en-bloc

### Location

Located off the upper Drive, with ample parking within the development this home can be found to the right hand side overlooking the communal gardens, near to entrances to Beckenham Place Park (96 Hectares) with lake that is 285 metres long offering pre-booked swimming and paddle boarding sessions. Local shops are available at Oakhill Parade with The Chancery gastro-pub. Regular bus services run along Foxgrove Road to Bromley town center. Beckenham High Street is within a mile away and Beckenham Junction station provides trains to Victoria and London Bridge as well as trams to Croydon and Wimbledon. Ravensbourne station is about a 1/4 of a mile and New Beckenham station is under a mile away with trains to The City and DLR connection at Lewisham.



### Ground Floor

#### Entrance

semi-glazed replacement entrance door to

#### Entrance Hall

cupboard houses electric meter and fuse box (gas meter outside) stairs to first floor, tiled floor, window to front, glazed door to

#### Cloakroom

tiled floor, toilet, corner vanity unit with wash basin and cupboard under, window to front, ladder style radiator

#### Living Room

7.42m x 3.90m (24' 4" x 12' 10") large under stairs cupboard with electric light, stop cock, the focal point of the room is a limestone fireplace and hearth with electric fire, deep windows to front, pleasant outlook over gardens to the rear at the dining area has replaced glazed double doors onto garden, doors to

#### Kitchen

2.29m x 2.12m (7' 6" x 6' 11") re-fitted, base units, wall cupboards, drawers, worktops inset, tiled floor, Bosch integrated washing machine, slimline dishwasher, Stoves double oven, 4 ring gas hob and stainless steel concealed extractor hood, stainless steel

fridge/freezer, partly tiled walls, inset stainless steel single bowl, single drainer sink unit with mixer tap, window to rear, washing machine, wall mounted Worcester gas boiler (renewed August 2020)

#### Stair To

#### First Floor

#### Landing

hatchway to loft, pull down loft ladder and electric light, shelved, airing cupboard housing hot water cylinder with immersion heater

#### Bedroom 1

4.13m x 2.92m (13' 7" x 9' 7") L shaped formally bedroom 1 and 3, now bedroom 1, window to front, range of fitted furniture, incorporating wardrobes, bedside cupboards and storage cupboards over

#### Dressing Room

(what was bed 3 is now a dressing room and with minimal works could be converted back to bedroom 3 if so desired) wardrobes, dressing table and shelves, window to front

#### Bedroom 2

3.22m x 2.91m (10' 7" x 9' 7") window to rear

### Bathroom

remodelled, including panel bath with mixer tap, separate shower over bath with rain head shower and separate hand spray, pedestal wash basin with mixer tap, toilet, tiled floor and fully tiled walls, window to rear, chrome ladder radiator/towel rail

### Outside

#### Communal Garden

beautiful well maintained, mature gardens to front, flower/shrub beds

#### Rear Garden

paved terrace, 30' deep south facing, well fenced, mature shrub/flower beds, electric remote sun canopy, raised brick beds, side gate to side access with timber shed

#### Garage

single en-bloc

#### Maintenance

the vendor has confirmed the maintenance charge is £100 pcm

#### Council Tax

Band E

