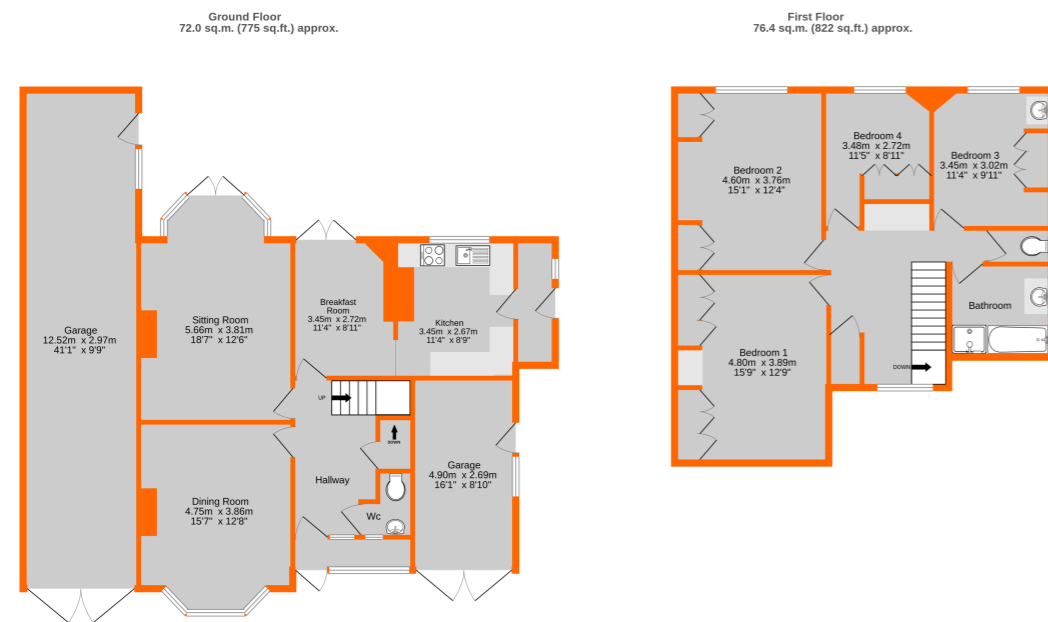
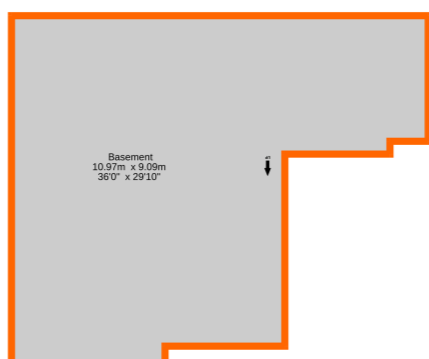


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	45
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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
 Made with Metropix ©2024



Viewing by appointment with our Beckenham Office - 020 8650 2000

61 Southend Road, Beckenham, Kent BR3 1SR
£1,225,000 Freehold

- Lovely 'Derby' family home
- Four double bedrooms
- Ample garaging/parking
- Virtually opposite Beckenham Pace Park
- Huge scope to extend
- Gas central heating & double glazing
- Approaching 1/3 of an acre plot
- Wonderful landscaped gardens



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

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 by the current vendors, there is scope to extend subject to planning permission as the house occupies a wide plot but there is also a huge basement which could be utilised subject to the usual planning permission and consents should you want to. 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 and access to the basement

Cloakroom

re-modelled, white suite comprising toilet, vanity wash basin with mixer tap, cupboards below, partly tiled walls, window to front, tiled floor

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

Breakfast Room

3.45m x 2.72m (11' 4" x 8' 11") glazed double doors onto garden, new cushion vinyl flooring, opening to

Kitchen

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

Rear Lobby

semi-glazed door to outside, former cupboard houses fridge freezer, former larder with window to side houses Worcester combination boiler (replaced in 2022), plumbing and space for washing machine

Staircase to

First Floor

Landing

window to front, shelved linen cupboard, further eaves storage cupboard, trap to loft

Bedroom 1

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

3.45m x 3.02m (11' 4" x 9' 11") windows to rear, pedestal wash basin with tiled splash back, fitted wardrobes, storage cupboards over, bed recess

Bedroom 4

3.48m x 2.72m (11' 5" 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 tap 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- 12.5m x 2.9m (41'1 x 9'9) with light and power, door and windows to rear, double door to front

INTEGRAL GARAGE - 4.90m x 2.69m (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

