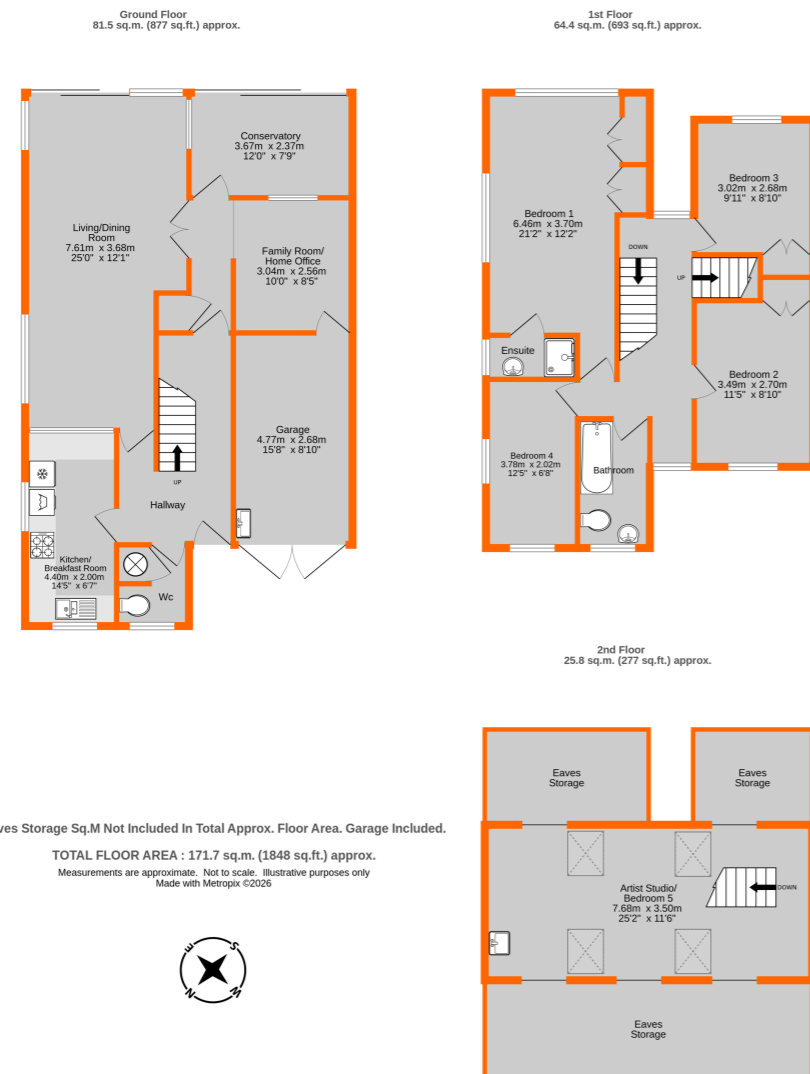


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		79
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Beckenham Office - 020 8650 2000

45 Chancery Lane, Beckenham, Kent BR3 6NR

**£1,000,000 Freehold**

- Unique, modern semi detached house
- Garage, off street parking
- four/five bedrooms
- Gas central heating & chain free
- Wonderful contemporary home
- Cloakroom, bathroom & shower room
- Matured, easily managed gardens
- Clare House Primary within the vicinity

**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.  
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## 45 Chancery Lane, Beckenham, Kent BR3 6NR

Located in a highly desirable conservation area mainly consisting of period houses and cottages minutes from schools, high street, local shops, parks and fabulous local pubs with public transport at the end of the road, this architect designed contemporary home offers immense character with interesting and well presented accommodation arranged over three floors. Being offered chain free this home would satisfy many buyers requirements and unlike nearly all the other properties in neighboring roads this has a garage and off street parking and we strongly recommend viewing. From the reception hall, is a cloakroom, wonderful living and dining room, fitted kitchen/breakfast room, home office/family room, and conservatory overlooking the garden, making the most of the southerly aspect. To the first floor are four bedrooms the main with an en suite shower room and a re-fitted family bathroom, whilst to the top floor is a wonderful loft conversion currently providing an artists studio but could be utilised as a further large double bedroom if so required subject to usual alterations, benefits include fitted carpets, ample windows offering a great deal of natural light and making the most of the southerly aspect. Outside the property is approached and has an attractive Indian sandstone drive providing off street parking for one car leading to an integral single garage. There are trimmed lime and rowan trees as well as mature shrub and flower beds to the well stocked and landscaped rear garden a particular feature, with sun terrace and lawn together with a large timber shed

### Location

Situated in a highly desired, quiet conservation area which has a distinct 'village' atmosphere and The Jolly Woodman and Chancery pubs just at the end of the road. Local shops, bus services and a short walk into Beckenham Town Centre with its extensive shopping, cafe's, bars and restaurants, as well as Beckenham Junction Station (Victoria and London Bridge) and tramlink to Croydon and Wimbledon. There are bus services along both Bromley and Wickham Roads and the area is well served by schools for all ages including Clare House Primary together with Kelsey and Beckenham Place Parks all a short walk away.



### Ground Floor

#### Semi glazed entrance door to

#### Reception Hall

stairs to first floor with attractive balustrade, ceramic tiled floor, downlights, under stairs recess, glazed door to inner hall, large built-in storage cupboard, opening to further reception area and double doors to living room, glazed door to conservatory

#### Cloakroom

white suite of toilet, wall mounted wash basin with mixer tap, timber window to front, wall mounted gas boiler, consumer unit, ceramic tiled floor, built-in shelved airing cupboard houses hot water cylinder

#### Living/Dining Room

7.61m x 3.68m (25' 0" x 12' 1") part vaulted ceiling with high level windows to either side, affording great natural light with blinds, stripped oak wooden floor, high level sealed unit double glazed window to side at dining end with glazed sliding panels to kitchen with glazed fronted and shelved low level display cabinets below, glazed partition to staircase, glazed sliding doors and windows onto garden, semi glazed double doors to inner hallway

#### Kitchen/Breakfast Room

4.40m x 2.00m (14' 5" x 6' 7") base and wall cupboards, ample counter tops, inset one and a half bowl stainless steel sink unit with mixer tap, plumbing and space for slimline dishwasher and washing machine, inset 4 ring gas hob, oven under, extractor over, partly tiled walls, tiled floor, timber sash window to front, high level window to side, downlights, integrated under counter fridge/freezer

#### Family Room/Home Office

3.04m x 2.56m (10' 0" x 8' 5") window to rear (conservatory) tiled floor, door to garage

#### Conservatory

3.67m x 2.37m (12' 0" x 7' 9") a lovely space overlooking the garden, tiled floor, triple sealed unit double glazed sliding doors onto garden, thermoplex roof with blinds, radiator for all year round use

### First Floor

#### Galleried Landing

dual aspect with windows to front and rear, stairs to top floor

#### Bedroom 1

6.46m x 3.70m (21' 2" x 12' 2") a lovely room, dual aspect, high level uPVC window to side, windows to rear, range of fitted wardrobes along one wall, with storage over, fitted book shelves, door to

#### En-Suite Shower Room

tiled floor, fully tiled shower, glazed door to front, pedestal wash basin, uPVC windows to side

#### Bedroom 2

3.49m x 2.70m (11' 5" x 8' 10") sash window to front, built-in wardrobes

#### Bedroom 3

3.02m x 2.68m (9' 11" x 8' 10") built-in wardrobes, uPVC sash window to rear

#### Bedroom 4

3.78m x 2.02m (12' 5" x 6' 8") dual aspect, sash window to front, high level window to side

#### Bathroom

re-modelled, white suite of panelled bath with mixer tap and handspray, glazed screen, pedestal wash basin, toilet, window to front, wall cupboard, tiled floor, downlights

#### Stairs to

### Top Floor

#### Artist Studio/Bedroom 5

7.68m x 3.50m (25' 2" x 11' 6") a loft room currently used as an artists studio but having great potential to be a fifth bedroom subject to usual permissions and regulations, velux windows to front and rear with blinds, access to eaves storage, laminated floor, galleried stairwell

### Outside

#### Garage

personal door to house, wooden double doors to front with glazed insets, power and light, sink and tap

#### Parking

Indian sandstone drive and front area providing off street parking for one car

#### Front Garden

flower and shrub beds, meter cupboards, trimmed Lime and Rowan trees to front boundary

#### Sideway

partly covered, gated first section, ideal for bins, bikes and garden furniture, tap and gates to front and rear

#### Rear Garden

25' deep x 30' wide southerly aspect, paved sun terrace and retaining wall, steps lead upto remainder of garden, laid to lawn, flower/shrub beds, mature well stocked, large detached timber shed with shuttered windows, power and light

#### Additional Information

Council Tax  
London Borough of Bromley - Band F  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
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