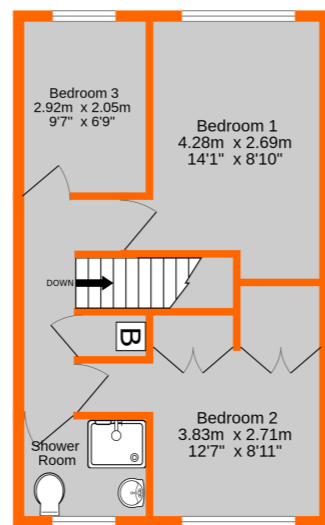
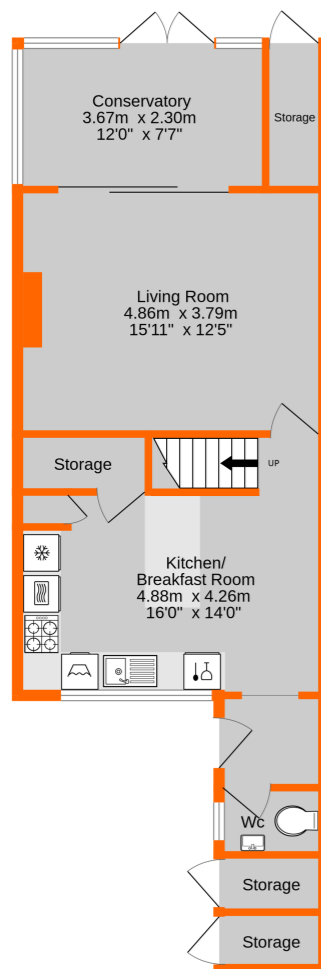


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	72	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
57.5 sq.m. (619 sq.ft.) approx.

1st Floor
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 96.7 sq.m. (1041 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

14 Abbey Lane, Beckenham, Kent, BR3 1SB

£520,000 Freehold

- Three bedroom house
- Conservatory
- Re-fitted kitchen/breakfast room
- Cloakroom
- Private garden
- Overlooks playing fields
- Re-modelled shower room
- Gas central heating and double glazing

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



14 Abbey Lane, Beckenham, Kent BR3 1SB

Located opposite playing fields, this well presented chain free three bedroom modern terraced house occupies a quiet position along a no through road. Having been modernised over the years this well presented home has a remodelled cloakroom and the bathroom has been altered to a modern white shower room. The hall leads to a re-fitted kitchen/breakfast room. The full width living room opens onto a conservatory which in turn opens onto the private garden. Benefits include, sealed unit double glazed replacement uPVC windows, fitted carpets, laminated flooring and gas fired radiator heating

Location

Abbey Lane is located approximately half-a-mile from both New Beckenham station (London Bridge/Waterloo/Charing Cross/Cannon Street and DLR connection at Lewisham) and Beckenham Junction station (Victoria/Blackfriars) with tramlink to Croydon/Wimbledon. The High Street with its shopping, bars, restaurants, cinema and spa leisure center is also within that distance, with an entrance to the beautiful Beckenham Place Park and lake en route. The area is well served by schools for all ages with Worsley Bridge Primary at the junction of Abbey Lane and Worsley Bridge Road



Ground Floor

Entrance

glazed door to

Entrance Hall

Cloakroom

window to front, toilet, washbasin inset to tiled surface with cupboards below, tiled floor

Kitchen/Breakfast Room

4.88m x 4.26m (16' 0" x 14' 0") range of cupboards, drawers and wall cupboards, ample worktops, inset stainless steel, single bowl, single drainer, sink unit with mixer tap, coved cornice, plumbing and space for dishwasher and washing machine, inset 4 ring gas hob, extractor hood over, separate double oven, integrated fridge/freezer, door to under stairs cupboard ideal for storage, downlighters, tiled floor, window to front, staircase to first floor

Living Room

4.86m x 3.79m (15' 11" x 12' 5") coved cornice, feature fireplace (not real) marble back and hearth, glazed triple sliding doors onto

Conservatory

3.67m x 2.30m (12' 0" x 7' 7") uPVC framed sealed unit double glazed windows and double doors onto garden, tiled floor

First Floor

Landing

trap to loft, over stairs storage area, deep shelved airing cupboard houses wall mounted replaced Worcester combination gas boiler

Bedroom 1

4.28m x 2.69m (14' 1" x 8' 10") window to front, coved cornice, range of wardrobes along one wall

Bedroom 2

3.83m x 2.71m (12' 7" x 8' 11") window to rear, coved cornice

Bedroom 3

2.92m x 2.05m (9' 7" x 6' 9") window to rear, coved cornice

Shower Room

former bathroom, re-modelled white suite, glazed shower, fully tiled, vanity unit, washbasin with mixer tap inset with cupboard below, toilet, window to front, downlights, tiled floor, chrome ladder style radiator

Outside

To the Front

area of front garden, paved, brick and fenced to boundaries, open aspect over sports fields to front, two built-in storage cupboards housing gas and electric meters

Parking

off street parking to the front

Rear Garden

paved, rear pedestrian gate, semi detached brick shed

Council Tax

Band D