

Energy Efficiency Rating

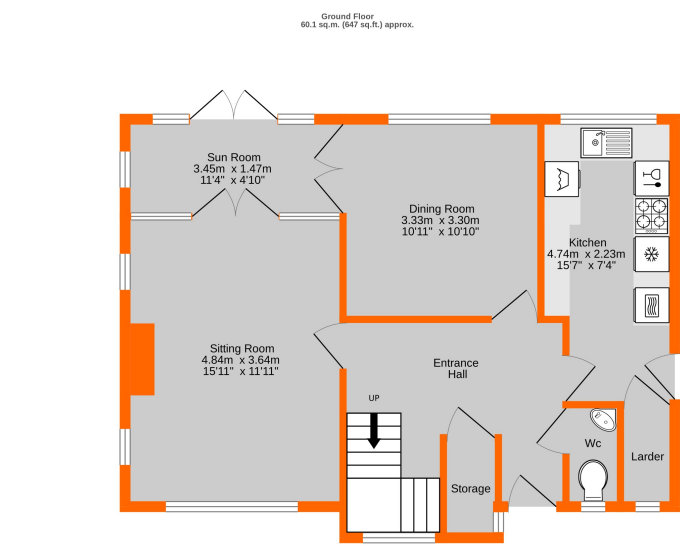
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

81

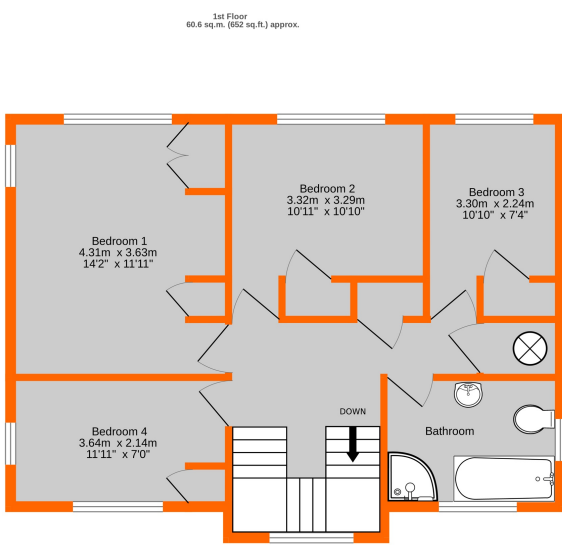
47

EU Directive 2002/91/EC

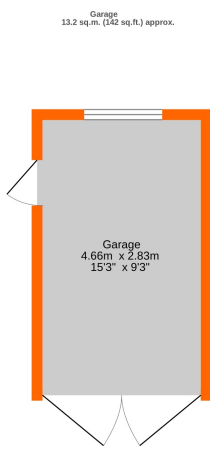
Ground Floor
60.1 sq.m. (647 sq.ft.) approx.



1st Floor
60.6 sq.m. (652 sq.ft.) approx.



Garage
13.2 sq.m. (142 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area

TOTAL FLOOR AREA : 133.9 sq.m. (1442 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only

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Viewing by appointment with our Park Langley Office - 020 8658 5588

4 Oakhill Road, Beckenham, Kent BR3 6NQ

£1,100,000 Freehold

Delightful detached house with four bedrooms

In prime location with potential to extend S.T.P.P.

Attractive sitting room with sun room to rear

Double glazing with feature window over stairs

Delightful sunny south westerly mature garden

Wonderful plot with extremely wide frontage

Separate dining room beside the fitted kitchen

Detached garage with potting shed to rear

The Property Ombudsman

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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4 Oakhill Road, Beckenham, Kent BR3 6NQ

Enchanting detached property matched by its generous plot with very wide frontage, giving considerable extra garden beside the house and beautiful rear garden enjoying a sunny south westerly aspect. FOUR BEDROOMS and large bathroom appointed with bath and large separate shower cubicle. Entrance hall and landing are both showered in natural light from feature double height window above return staircase. Cloakroom off hall plus door out to side opposite the DETACHED GARAGE. Fitted kitchen beside the dining room and buyers may look to combine these to create a large open plan kitchen/dining room. Sun room to rear of sitting room could be incorporated into one larger reception room or buyers could easily consider a substantial extension to either side of the property, subject to planning permission and other necessary consents. Replacement double glazed windows with all main rooms enjoying the lovely outlook over the garden.

Location

Situated near the Chancery Lane Conservation Area with The Jolly Woodman and The Chancery gastro pub, this property is in a sought after location with easy access to central Beckenham. Oakhill Road is a no through road off Crescent Road with little daily traffic passing the property. Local shops are situated at Oakhill Parade on Bromley Road with bus services for both central Beckenham and Bromley. Beckenham High Street offers a range of shops, restaurants and other amenities and from Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. The popular Clare House Primary School is less than a mile away whilst gates to Kelsey Park and the popular Park Langley shops will be found on Wickham Road.



Ground Floor

Spacious Entrance Hall

3.74m x 3.08m max (12'3 x 10'1) includes large walk in cupboard beneath stairs with light and window, two radiators, double height double glazed window above stairs providing plenty of natural light

Cloakroom

white low level suite, corner wash basin with mixer tap, radiator, wall tiling, tiled floor, double glazed window to front

Kitchen

4.74m x 2.23m max (15'7 x 7'4) plus large walk in larder cupboard offering ample storage with tiled floor and double glazed window to front, base cupboards and drawers plus space for washing machine, integrated fridge and dishwasher beneath work surfaces extending to breakfast bar, inset 1½ bowl single drainer stainless steel sink with mixer tap, pull out cooker hood above Neff 4-ring gas hob, built in Neff electric double oven, wall tiling above work surfaces, wall cupboards, tiled floor, radiator, double glazed window to rear and door to side

Dining Room

3.33m x 3.3m (10'11 x 10'10) radiator beneath double glazed window to rear, doors to sun room

Sitting Room

4.84m x 3.64m (15'11 x 11'11) marble fireplace with timber surround, two radiators, double glazed windows to front and side, glazed panels beside doors to sun room

Sun Room

3.45m x 1.47m (11'4 x 4'10) tiled floor, radiator, double glazed window to side and full height double glazed panels beside doors to garden

First Floor

Landing

4.37m max x 3.62m max (14'4 x 11'11) includes return staircase, radiator, built in shelved cupboard, deep airing cupboard and hatch to loft

Bedroom 1

4.31m x 3.63m max (14'2 x 11'11) includes built in wardrobes, radiator, double glazed windows to side and rear

Bedroom 2

3.32m max x 3.29m max (10'11 x 10'10) includes built in wardrobe, radiator, double glazed window to rear

Bedroom 3

3.3m max x 2.24m (10'10 x 7'4) includes built in wardrobe with high level cupboard above, radiator, double glazed window to rear

Bedroom 4

3.62m max x 2.14m (11'11 x 7'0) includes built in wardrobe with high level cupboard above, radiator, double glazed windows to front and side

Generous Bathroom

3.2m x 2.08m (10'6 x 6'10) tiled corner shower with curved sliding doors, panelled bath with mixer tap and shower attachment, white low level wc, pedestal wash basin with mixer tap, tiled walls, mirror above basin, tiled floor, chrome heated towel rail, double glazed windows to front and side

Outside

Front Garden

paved driveway providing parking and access to garage, with lawn to front of house extending to wraparound garden

Garage

4.66m x 2.83m (15'3 x 9'3) double doors, light and power, window to potting shed at rear and door to side

Rear Garden

about 27.4m max x 21.2m max (90ft x 70ft) narrowing to far end, paved terrace extending to area behind garage with potting shed, outside tap, side access with gate to driveway, extensive lawn beyond terrace is well maintained lawn along with borders having established shrubs and plants, additional secluded terrace, vegetable beds and timber shed to far end, lawn extends beside the property to meet the front garden with established shrub borders providing wonderful seclusion and making the best of the wide frontage to the road

Additional Information

Council Tax

London Borough of Bromley - Band G
Please visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage