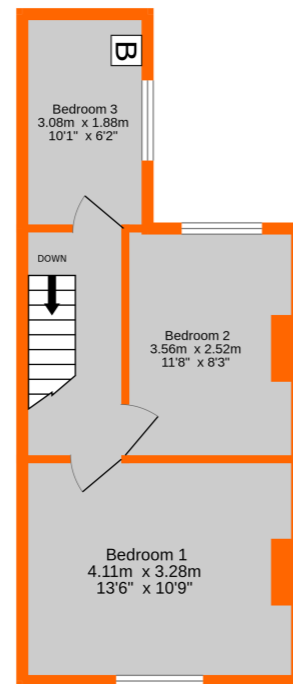
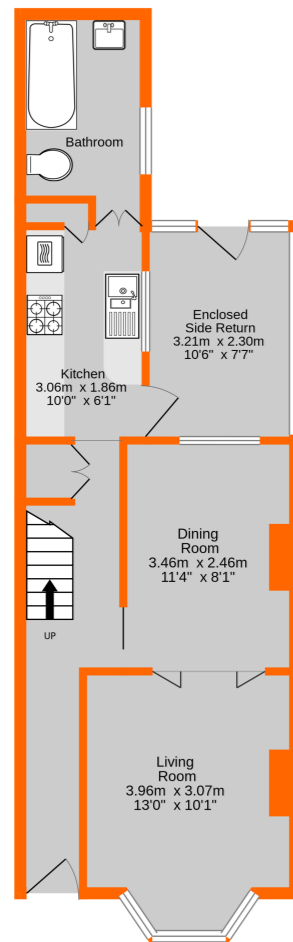


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
40.2 sq.m. (433 sq.ft.) approx.

1st Floor
33.3 sq.m. (358 sq.ft.) approx.



Enclosed Side Return Sq.M Not Included In Total Approx. Floor Area
 TOTAL FLOOR AREA: 73.5 sq.m. (791 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix G2024



Viewing by appointment with our Beckenham Office - 020 8650 2000

11 Faversham Road, Beckenham, Kent BR3 3PN

Offers in Region of £475,000 Freehold

- Three bedrooms
- 13'0" x 10'9" Living room with bay window
- Enclosed side return
- Dining Room
- Fitted kitchen
- Ground floor bathroom
- 20' Garden
- Great location

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



11 Faversham Road, Beckenham, Kent BR3 3PN

This 'chain free' three bedroom Victorian house retains the attractive original facing brickwork and forms part of this popular tree lined road close to the High Street and Stations, the living room with bay window to the front has bi-folding doors to the dining room, there is also the kitchen with fitted units and bathroom with white suite. To the first floor there are three bedrooms. Although there is uPVC double glazing and central heating via a combination boiler that the vendor informs us was installed in 2021, modernisation is now required thus giving the incoming purchaser the ideal opportunity to improve the property to their own taste and standard

Location

Faversham Road is conveniently located just 0.1 of a mile from the High Street with its range of shops, restaurants, bars, leisure center and library . Beckenham Junction Station with services to Victoria and Clock House Station with services to Charing Cross and Canary Wharf via DLR connection at Lewisham are both within 0.6 of a mile, an entrance to Croydon Road Recreational Ground with its playing fields, children's playground and tennis courts 0.1 of a mile away.



Ground Floor

Entrance

uPVC front door to

Entrance Hall

under stairs storage cupboard, radiator

Living Room

3.96m x 3.07m (13' 0" x 10' 1") bay window to front, wooden flooring, two double radiators, bi-folding doors to

Dining Room

3.46m x 2.46m (11' 4" x 8' 1") window to rear, wooden flooring, radiator

Kitchen

3.06m x 1.86m (10' 0" x 6' 1") windows and door to covered side return, inset single drainer sink with mixer tap with cupboards under, working surface to one wall with cupboards and drawers under, built-in Stoves double oven and 4 ring Stoves gas hob with extractor fan over, eye level cupboards to one wall, fully tiled walls, ceramic tiled floor, door to

Bathroom

obscure window to side, fitted with a white suite comprising panelled bath with electric shower over, pedestal wash basin, toilet, fully tiled walls, double radiator, ceramic tiled floor

Enclosed Side Return

3.21m x 2.30m (10' 6" x 7' 7") plumbing for washing machine, door to garden

First Floor

Landing

access to loft

Bedroom 1

4.11m x 3.28m (13' 6" x 10' 9") double glazed window to front, double radiator

Bedroom 2

3.56m x 2.52m (11' 8" x 8' 3") double glazed window to rear, double radiator

Bedroom 3

3.08m x 1.88m (10' 1" x 6' 2") double glazed window to side, wall mounted Ideal Atlantic gas fired combination boiler for central heating and hot water, installed in 2021

Outside

Garden

20' paved rear garden with brick/timber outbuilding

Council Tax

Band D