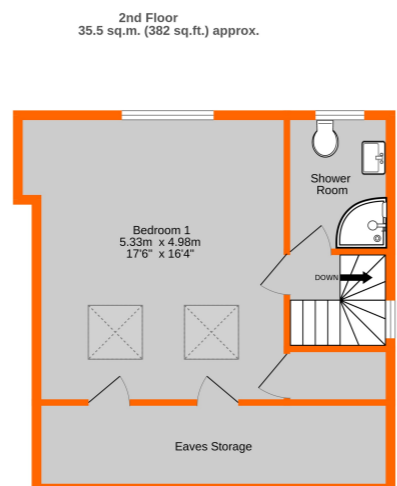
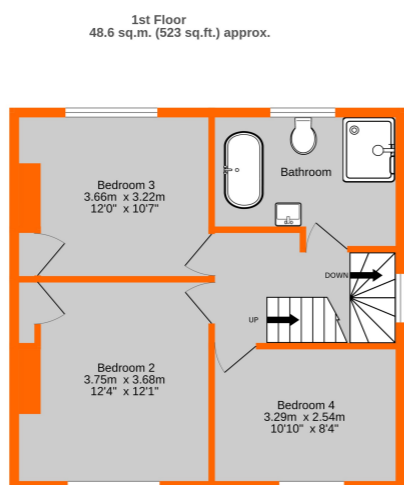
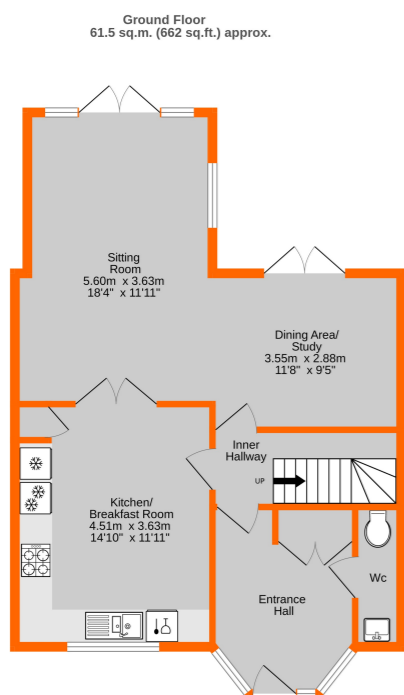


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		72	82
		EU Directive 2002/91/EC	



Eaves Storage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 145.7 sq.m. (1568 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



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

107 Monks Orchard Road, Beckenham, Kent BR3 3BJ  
**£750,000 Freehold**

- Four Bedroom semi detached property
- Living room with distinct dining/study area
- Large hall, cloakroom and utility cupboard
- Updated family bathroom and shower room
- Close vicinity of Langley Park Schools
- Generous fitted kitchen/breakfast room
- Very good size top floor main bedroom
- Double glazing and easy off road parking

**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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## 107 Monks Orchard Road, Beckenham, Kent BR3 3BJ

FOUR BEDROOM and TWO BATHROOM semi detached house with a choice of local schools including Langley Park Schools (Secondary and Primary), Unicorn Primary, St David's College and Oak Lodge Primary. Top floor loft conversion provides spacious shower room and impressive main bedroom with ample storage. Three bedrooms giving a possible study to work from home and large bathroom (bath and shower) off first floor landing. Re-configured ground floor offers a generous entrance hall with cloakroom to one side and utility cupboard. Large well appointed kitchen/breakfast room with space for table and double doors to spacious living room with distinct dining/study area. From here there are doors to the garden and there is driveway parking to the front.

### Location

This property is situated beside Chancellors Close, accessing the driveway, and is approximately half a mile from the popular Langley Park Schools with Unicorn a little further away, off South Eden Park Road. St David's College and Oak Lodge Primary School are closer as the crow flies, less than a third of a mile away, and can be accessed via a pleasant walk through High Broom Woods. West Wickham High Street is approximately half a mile away providing a good range of shops, restaurants and other amenities and the property offers easy access to the Super Loop bus route.



### Ground Floor

#### Entrance Hall

3.74m max x 2.42m (12'3 x 7'11) double cupboards providing space for washing machine and tumble dryer with hanging above, radiator, double glazed windows beside front door

#### Cloakroom

white low level wc with concealed cistern, wash basin with cupboard beneath, wall tiling, cupboard concealing wall mounted Worcester boiler, radiator, tiled floor, extractor fan

#### Inner Hall

3.38m max x 1.42m max (11'1 x 4'8) to include cupboard and pull out storage beneath stairs

#### Kitchen/Breakfast Room

4.51m x 3.63m (14'10 x 11'11) an impressive room with ample base cupboards and drawers plus matching eye level units, integrated appliances include dishwasher, stainless steel extractor hood above 4-ring gas hob and gas fan oven full height fridge and freezer with cupboard to one side, work surface with 1½ bowl stainless steel sink and drainer with mixer tap, ceramic floor tiling, radiator, double glazed window to front

#### L-Shaped Living Room

7.15m max x 5.6m max (23'5 x 18'4) in two defined areas:

#### ~ Sitting Room

5.6m x 3.63m max (18'4 x 11'11) two radiators, double glazed window to side and double glazed windows beside doors to garden

### ~ Dining/Study Area

3.55m max x 2.89m (11'8 x 9'6) open plan with door from inner hall, double glazed doors to garden

### First Floor

#### Landing

3.37m max x 2.2m max (11'1 x 7'3) to include staircase to second floor, double glazed window to side

#### Bedroom 2

3.68m max x 3.75m (12'1 x 12'4) plus built-in cupboard, radiator beneath double glazed window to front

#### Bedroom 3

3.66m max x 3.22m (12'0 x 10'7) plus built-in cupboard, radiator beneath double glazed window to rear

#### Bedroom 4

3.29m x 2.54m (10'10 x 8'4) radiator beneath double glazed window to front

#### Bathroom

3.35m max x 2.46m max (11'0 x 8'1) white freestanding bath with wall mounted controls and hand shower, tiled shower cubicle with glazed sliding door, low level wc and wash basin with cupboard beneath, matching wall and floor tiling, downlights, extractor fan, two upright radiators, double glazed window to rear

### Second Floor

#### Top Landing

1.9m x 1.83m (6'3 x 6'0) to include staircase, double glazed window to side

#### Bedroom 1

5.33m x 4.98m max (17'6 x 16'4) impressive room with eaves storage cupboards, downlights, radiator, two Velux windows to front, double glazed window to rear

#### Shower Room

2.47m x 1.9m (8'1 x 6'3) shower cubicle with glazed sliding doors having fixed overhead shower, body jets and hand shower, white low level wc, wash basin with drawer beneath, tiled floor, chrome heated towel rail, extractor fan, double glazed window to rear

### Outside

#### Front Garden

brick driveway accessed from Chancellors Close

#### Rear Garden

about 14.35m max x 7.55m (47ft x 25ft) two areas of paved terrace accessed from living room, L-shaped lawn beyond, timber shed and greenhouse, external power points and lights

### Additional Information

#### Council Tax

London Borough of Bromley - Band F

