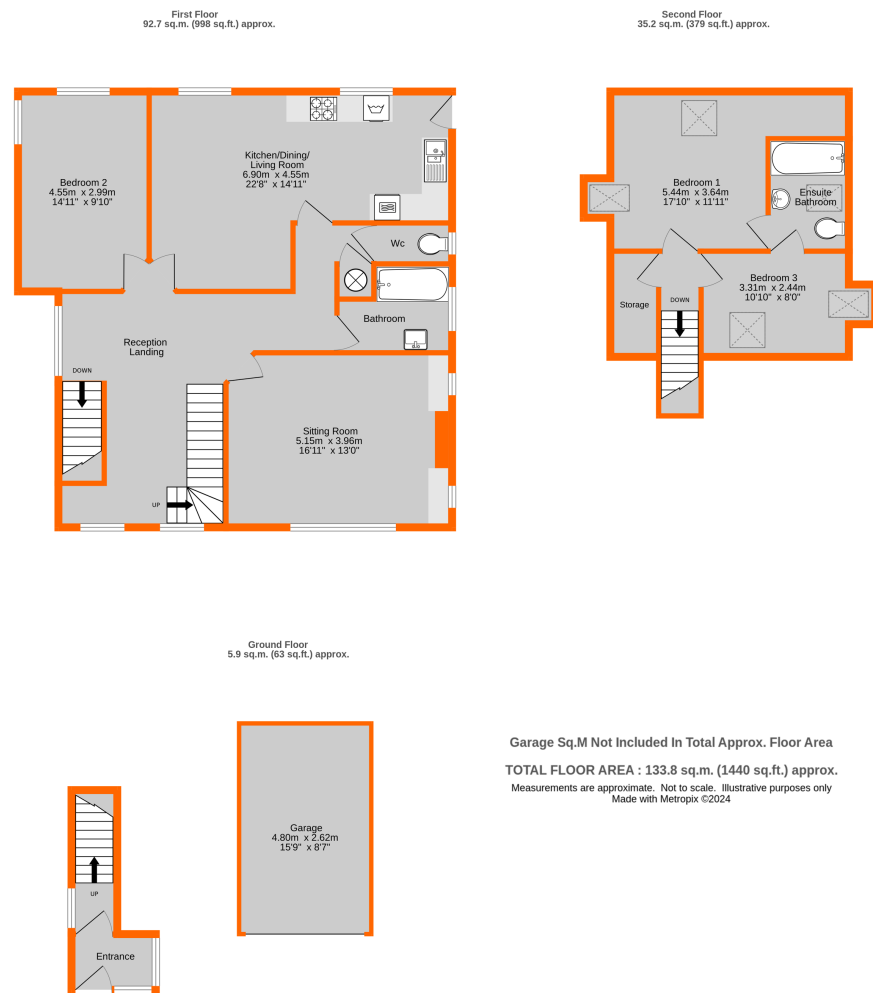


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Beckenham Office - 020 8650 2000

63 Foxgrove Road Beckenham, Kent BR3 5BB

**£525,000 Leasehold**

- First & second floor maisonette
- Three bedrooms
- Gas central heating & secondary glazing
- Refitted kitchen/dining/living room
- Garage and drive parking
- Two bathrooms
- Private south facing garden
- Sitting room with open fireplace

**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](http://www.proctors.london)





## 63 Foxgrove Road Beckenham, Kent BR3 5BB

Rarely available, Proctors Beckenham are pleased to offer this superb, spacious and quite unique maisonette with light and airy accommodation arranged over first and second floors with the benefits of a re-modelled kitchen, gas radiator central heating and secondary glazing, this fabulous property occupying a premier location near to Beckenham Place Park, has adaptable accommodation with its own entrance, a spacious hall landing, sitting room, large re-fitted kitchen/dining/living room, bedroom a bathroom and separate WC. To the top floor a loft conversion provides two further bedrooms, 'Jack & Jill' bathroom and large amounts of storage. Outside is a secluded, mature south facing private garden and a single garage to the rear with drive parking for two cars to the front.

### Location

Situated on the corner of Foxgrove Road and Avenue, nearest the junction with Westgate Road, very convenient and occupying a sought after highly popular location within 1/4 mile of Beckenham High Street, with its shopping, bars, restaurants, cinema and SPA leisure center, an entrance to the wonderful Beckenham Place Park with its stunning swimming lake is at the bottom of the road. Schools for all ages are available within the vicinity and bus services run along Foxgrove Road, whilst Beckenham Junction (London Victoria & London Bridge) and tramlink to Croydon and Wimbledon together with Ravensbourne Station (London Blackfriars) just off Crab Hill at the top end of Foxgrove are all within easy access.



### Ground Floor

#### Porch

replaced double glazed door to front, window to side, original oak front door to

#### Lower Hall

window to side, wide stairs to

### First Floor

#### Landing

spacious and bright, a wonderful reception area, dual aspect with windows to front and side, feature diamond porthole window to front, security entryphone handset, cupboard housing hot water cylinder, storage over

#### Sitting Room

5.15m x 3.96m (16' 11" x 13' 0") window to front, two feature stained glass diamond porthole windows to either side of a fireplace, gas real flame fire, omate surround, four wall light points

#### Kitchen/Dining/Living Room

6.90m x 4.55m (22' 8" x 14' 11") fabulous room large dining area is enough for a sofa and large table and chairs, windows to rear, semi-glazed replacement door to fire escape, engineered oak floor, kitchen area comprises base cupboards, drawers and wall cupboards, worktops, inset 4 ring gas hob with extractor hood over, separate double oven, tiled splash backs, plumbing and space for washing machine, fridge/freezer, inset one and a half bowl stainless steel sink unit with mixer tap, wall cupboard concealing Potterton gas boiler, door secondary to hall, windows to rear

#### Bedroom 2

4.55m x 2.99m (14' 11" x 9' 10") a double room, dual aspect, windows to rear and side

### Bathroom

panelled bath with mixer tap and shower hand spray, glazed screen, partly tiled walls, fully round bath, pedestal wash basin with mixer tap, window to side

#### Separate Toilet

toilet and wall mounted wash basin, window to side

#### Stairs to

### Top Floor

#### Landing

access to eaves storage with electric light and access to further eaves storage and hatchway

#### Bedroom 1

5.44m x 3.64m (17' 10" x 11' 11") dual aspect with sealed unit double glazed Velux window to rear and side, recess with access to further eaves storage and hatchway to further loft, door to

#### Jack and Jill Bathroom

panelled bath with mixer tap and hand spray, pedestal wash basin, toilet, access to eaves storage, tiling round bath and basin, corked tiled floor, Velux window to side

#### Bedroom 3

3.31m x 2.44m (10' 10" x 8' 0") window to side and front, access to eaves storage

### Outside

#### Private Garden

(15.24m x 11.58m) 50' 0" x 38' 0" South facing, a particular feature of this maisonette is the secluded almost 'secret garden', mature and private, situated to the front of the property, laid to lawn, flower/shrub beds, mature hedging and trees gives seclusion being on the corner, a real oasis with a small paved area idea for a table and chairs and a lovely timber Arbor covered bench

### Agents Note

there is a pathway to the side of the property for the use solely of the residents for bin storage and access to garages

### Garage

4.80m x 2.62m (15' 9" x 8' 7") single, semi detached, up and over door to front, driveway parking for two cars in tandem, access from Foxgrove Avenue

### Council Tax

Band D

### Lease Details

#### Lease

vendor has confirmed the lease is 125 years from 24th June 1991

#### Maintenance

vendor has confirmed that they are liable for the maintenance of the building from the first floor upwards, which includes roof, exterior decoration and gutters

#### Ground Rent

vendor has confirmed the ground rent is £100 per annum, increasing to £200 in 2025, £300 in 2058 and £400 in 2091

