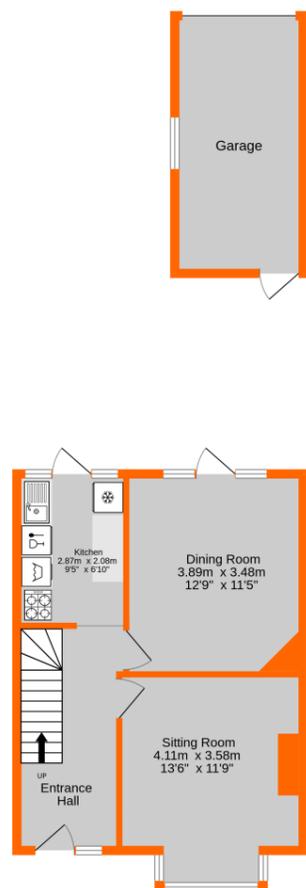
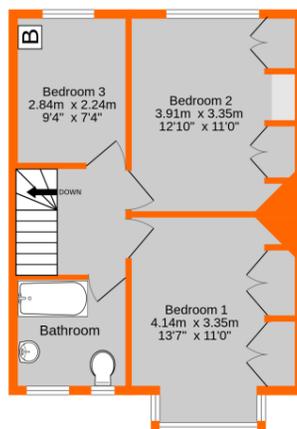


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		71	81
		EU Directive 2002/91/EC	

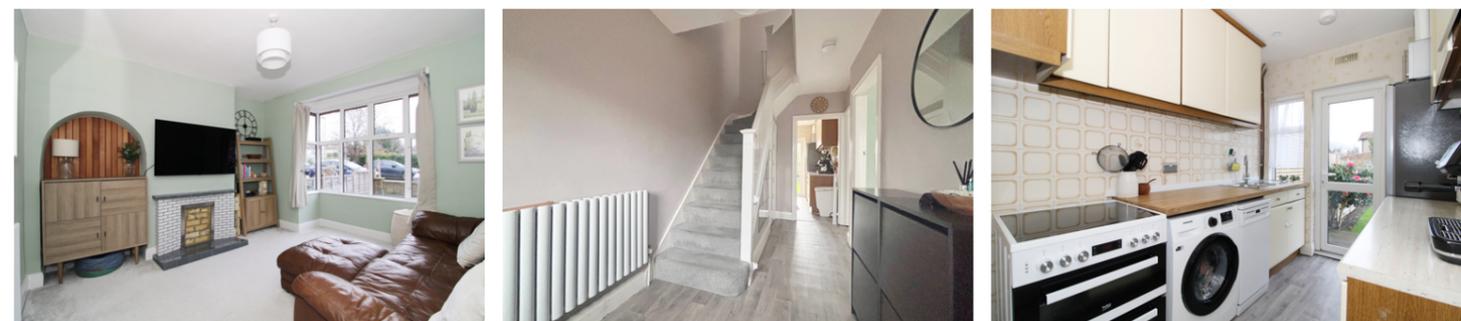
Ground Floor



1st Floor



Garage Sq.M Not Included In Total Approx. Floor Area  
 TOTAL FLOOR AREA : 83.2 sq.m. (896 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2025



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

5 Glanfield Road, Beckenham BR3 3JS

£650,000 Freehold

- Terraced home in sought after location
- Three bedrooms to first floor
- Beautifully appointed family bathroom
- Recently rewired and new heating system
- Garden with sunny westerly aspect
- Two separate reception rooms plus kitchen
- Scope to extend to rear and into loft (STPP)
- Neutral decor and double glazing throughout

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



## 5 Glanfield Road, Beckenham BR3 3JS

Fantastic opportunity to further enhance this well presented family home, following significant improvements carried out by the current owner. Recent upgrades include a full rewire and the installation of brand new central heating system, complete with new pipework, radiators and boiler (10.11.22). The property benefits from double glazing throughout, with a number of windows recently replaced. The décor is neutral and modern, creating a bright and welcoming feel. While the kitchen is well maintained and functional, some buyers may wish to update it to reflect the high standard set by the beautifully reappointed first floor family bathroom. Externally, the home offers excellent space for family living - the front garden has been prepared and is ready for planting, while the rear garden features a generous lawned area and a hardstanding space adjacent to the single garage accessed via a rear service road.

### Location

Glanfield Road runs between Eden Park Avenue and Beck Way. Via Village Way, this property is less than a mile from Beckenham High Street providing a range of shops, restaurants and other amenities. An entrance to the beautiful Kelsey Park will be found on Stone Park Avenue and the popular Unicorn and Langley Park Schools are just under a mile away. Eden Park Station is about three quarters of a mile away providing trains to Charing Cross, London Bridge and Cannon Street as well as DLR connection to Canary Wharf. Beckenham Junction station is about a mile away providing trains to Victoria plus trams to Croydon and Wimbledon.



### Ground Floor

#### Entrance Hall

4.5m max x 1.98m max (14'9 x 6'6) to include cupboard beneath stairs housing gas and electric meters plus fuse box, radiator, UPVc front door with double glazed stained glass insert and window beside

#### Sitting Room

4.11m max x 3.58m max (13'6 x 11'9) tiled fireplace surround, radiator, square bay with double glazed windows to front

#### Dining Room

3.89m x 3.48m (12'9 x 11'5) radiator, double glazed windows beside matching door to rear garden

#### Kitchen

2.87m x 2.08m (9'5 x 6'10) base cupboards and drawers with matching eye level units, work surfaces to two walls, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for cooker and space for fridge/freezer, wall tiling, double glazed window beside matching door to garden and small window to side

### First Floor

#### Landing

3.23m max x 2.24m max (10'7 x 7'4) trap to loft

#### Bedroom 1

4.14m max x 3.35m max (13'7 x 11'0) radiator, square bay with double glazed windows to front

#### Bedroom 2

3.91m max x 3.35m max (12'10 x 11'0) radiator, double glazed window to rear

#### Bedroom 3

2.84m x 2.24m (9'4 x 7'4) radiator, Vaillant boiler, double glazed window to rear

#### Re-Appointed Bathroom

2.18m x 2.08m (7'2 x 6'10) white panelled bath with mixer tap and hand shower having built in shower and hinged screen over, pedestal wash basin with mixer tap, low level wc, wall tiling, chrome heated towel rail, tiled floor, downlights, extractor fan, double glazed windows to front

### Outside

#### Front Garden

paved pathway from gate to front door with beds for plants and shrubs

### Rear Garden

about 26m (85ft) including hardstanding area beside single garage, terrace to rear of house with water tap, lawn with stepping stone pathway, borders to both sides, gate to rear vehicular access off Eden Park Avenue

### Garage

4.91m x 2.43m (16'1 x 8'0) up and over door, power point, door from garden, window to side, hardstanding in front of garage beside rear access

### Additional Information

#### Council Tax

London Borough of Bromley - Band E  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)