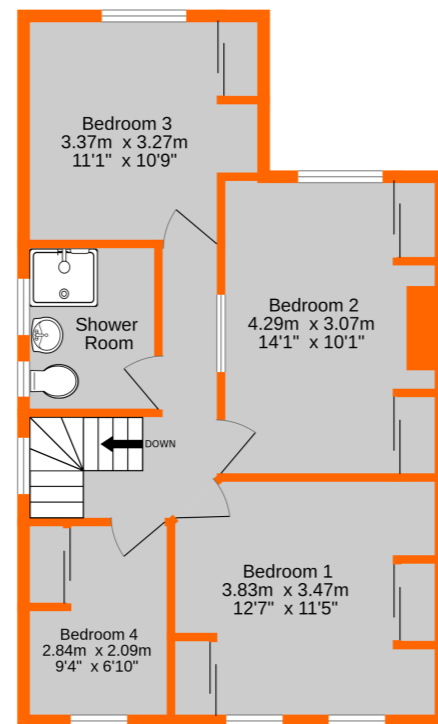
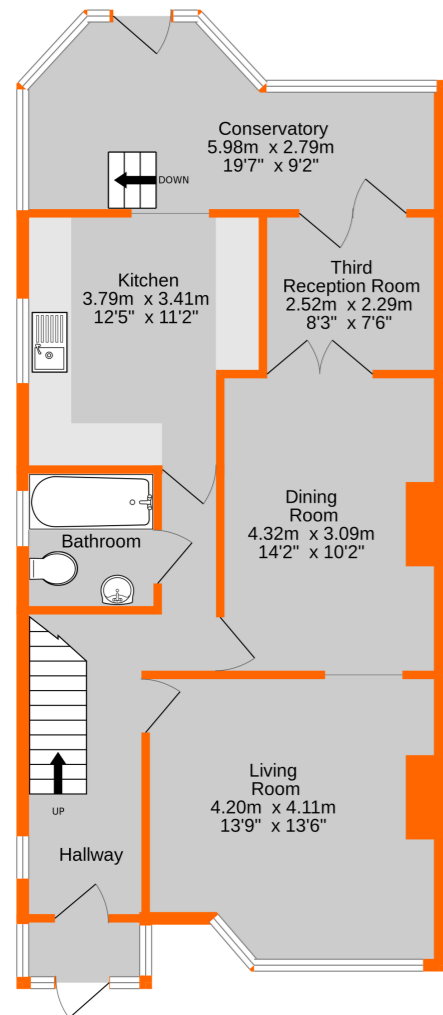


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor



TOTAL FLOOR AREA : 138.1 sq.m. (1486 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Beckenham Office - 020 8650 2000

267 Kent House Road, Beckenham, Kent BR3 1JQ

£1,000,000 Freehold

- Four bedroom semi-detached house
- Three reception rooms
- uPvc double glazed conservatory
- Many original character features
- Bathroom & Shower Room
- Fitted kitchen
- Central heating & double glazing
- 110' Rear garden

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



267 Kent House Road, Beckenham, Kent BR3 1JQ

This handsome four bedroom, three reception room Victorian semi-detached house retains the original facing brickwork and many character features of the era such as dado and picture rails, coved cornices and is well located on this popular residential road for Kent House Station and the lovely Cator park. There is a 13'9" x 13'6" living room with bay window to front, attractive fireplace and square archway to the dining room, there is also a third reception room, fitted kitchen with built-in stainless steel oven, bathroom with modern whites suite and a 19'7" x 9'2" conservatory overlooking the rear garden. To the first floor you will find the four bedrooms and shower room with modern white suite. Most windows benefit from Upvc double glazing and there is central heating. Externally there is a 110' rear garden with patio and lawn areas. the driveway to the front provides parking for two cars

Location

Well located just 0.2 of a mile from Kent House Station with trains to Victoria and Blackfriars. Clock House Station with trains to Charing Cross with DLR connection at Lewisham for Canary Wharf. Beckenham High Street is a little over a mile away, Penge High Street is 0.5 of a mile away. Alexandra infants school is about 0.2 of a mile away. The lovely Cator park is also 0.2 of a mile away.



Ground Floor

Porch

Enclosed, built in cupboards, original front door to:

Entrance Hall

Part stained glass window to side, understairs cupboard, dado rail, picture rail, coved cornices

Living Room

4.20m x 4.11m (13' 9" x 13' 6") Upvc double glazed bay window to front, attractive fireplace with wooden surround, tiled inset and hearth, dado rail, picture rail, coved cornices, square archway to:

Dining Room

4.32m x 3.09m (14' 2" x 10' 2") casement doors with windows over to third reception room, dodo rail, picture rail, coved cornice

Third Reception Room

2.68m x 2.45m (8' 10" x 8' 0") Multi paned doors to conservatory, dado rail, picture rail

Kitchen

3.79m x 3.41m (12' 5" x 11' 2") Obscure windows to side, windows to rear, fitted with a range of units comprising inset single drainer stainless steel sink with mixer tap and cupboard under, built in electric stainless steel oven and five ring gas hob with extractor fan over, eye level cupboards to two walls, space

for fridge/freezer, space and plumbing for washing machine and dishwasher, movable central island, wall mounted boiler for central heating, spotlights, coving.

Conservatory

5.98m x 2.79m (19' 7" x 9' 2") Upvc double glazed windows to two sides, Upvc double doors to garden, wooden laminate flooring, air conditioning unit, dado rail.

Bathroom

2.11m x 1.80m (6' 11" x 5' 11") Obscure Upvc double glazed windows to side, fitted with a white suite comprising panel bath, inset wash basin with mixer tap and cupboard and drawers under, toilet with concealed cistern, chrome heated towel rail, half tiled walls, wall mounted boiler for hot water, spotlights.

First Floor

Landing

original part stained glass sash window to side, dado rail, picture rail, access to loft.

Bedroom 1

3.83m x 3.47m (12' 7" x 11' 5") Upvc double glazed windows to front, built in wardrobes to chimney alcoves, picture rail, coved cornice.

Bedroom 2

4.29m x 3.07m (14' 1" x 10' 1") Upvc double glazed window to rear, coving

Bedroom 3

3.37m x 3.27m (11' 1" x 10' 9") Upvc double glazed sash window to rear, wooden laminate flooring

Bedroom 4

2.84m x 2.09m (9' 4" x 6' 10") Upvc double glazed window to front, cupboards to one wall

Shower Room

2.59m x 1.74m (8' 6" x 5' 9") Part obscure sash windows to side, fitted with a white suite comprising shower cubicle with 'rain head' and shower attachment, inset was basin with mixer tap and cupboards under, bidet, dado rail, spotlights, coved cornice

Outside

Parking

There is a driveway to the front of the property providing off street parking for two cars, side pedestrian access to rear garden

Rear Garden

110' in length with paved patio area leading to lawn area with deep flower and shrub borders, summerhouse, two greenhouses, timber shed, workshop with light and power, outside lighting, outside tap, side access.

Council Tax

Band E