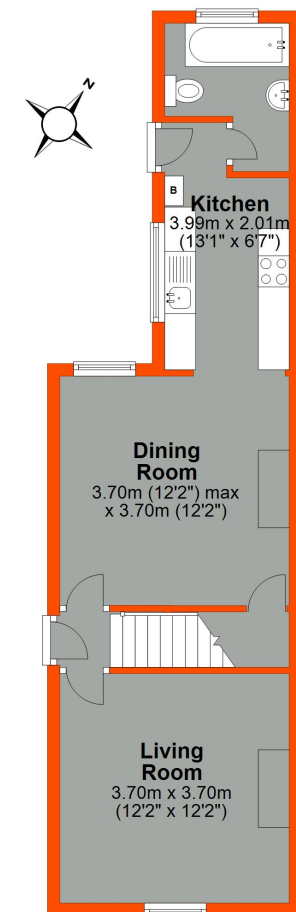


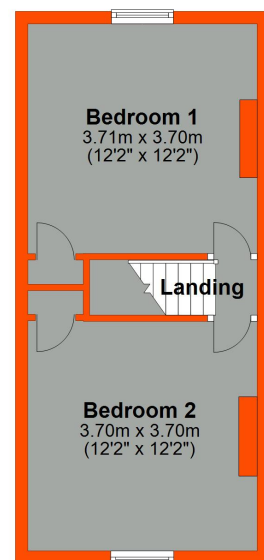
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approx. 42.9 sq. metres (462.0 sq. feet)



First Floor
 Approx. 31.5 sq. metres (338.8 sq. feet)



Total area: approx. 74.4 sq. metres (800.8 sq. feet)

Plan produced using PlanUp.



Viewing by appointment with our Shirley Office - 020 8777 2121

53 Thayers Farm Road, Beckenham, Bromley, Kent BR3 4LY

£1,950 pcm

- 2 Double Bedrooms
- Superb Location
- Courtyard Garden
- Available 4th September 2024
- Victorian Cottage
- Driveway Parking
- Not Suitable for Children
- 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



53 Thayers Farm Road, Beckenham, Bromley, Kent BR3 4LY

Victorian 2 bedroom semi-detached cottage with the charm and character associated with a property of this era. Offering driveway parking, 2 reception rooms, original fireplace, contemporary white fitted kitchen, modern ground floor bathroom, 2 double bedrooms, gas central heating. To the rear is a secluded west facing courtyard garden with a sunny aspect, plus block paved drive to the front.

Location

Ideally placed in a quiet no-through road with a wide variety of amenities close by, which include local shops in Beckenham plus tram stop, the Spa Leisure Centre and a wide selection of shops and restaurants on Beckenham High Street. Both Clock House and Kent House Stations are nearby with services to London Bridge, Cannon Street, Charing Cross and Victoria.



GROUND FLOOR

Entrance Hall

Entrance door with inset windows, coir matting flooring

Front Reception

Sash window to front with fitted blind, original cast iron fireplace with tiled inset and hearth, coved ceiling, radiator, fitted carpet.

Rear Reception

Sash window to rear with fitted blind, fireplace, understairs cupboard, radiator, laminate flooring, leading to:

Fitted Kitchen

Window to side, selection of white wall and base units incorporating stainless steel sink unit, ample work surfaces with tiled splashback, electric hob and oven with extractor above, washing machine, fridge freezer, inset lighting, Worcester Bosch combi central heating boiler, laminate flooring.

Lobby

Door to courtyard garden

Bathroom

Translucent window to rear, matching white bathroom suite, tiled panelled bath with shower attachment and fitted screen, pedestal wash hand basin with mirror fronted bathroom cabinet over, low flush WC, fully tiled walls, heated towel rail, tiled floor.

First Floor

Landing

Fitted carpet.

Bedroom One

Sash window to front with fitted blind, fitted cupboard, radiator, fitted carpet.

Bedroom Two

Sash window to rear with fitted blind, radiator, fitted carpet.

EXTERIOR

Courtyard Garden

Block paved patio across the rear and to side, garden shed, artificial grass, side entrance.

Parking

Block paved drive

BROMLEY COUNCIL TAX BAND D

Agents Notes

Both chimneys are capped.

Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT. (Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT'S REQUEST)

£50 (inc. VAT) per replacement tenant or any

reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL

To make payments towards Energy Efficiency improvement under a Green Deal charge (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

Other Permitted Payments:

- Rent
- Utilities and council tax/TV licence
- Communication services, cable, satellite, installation and subscription
- Default fees
- Any other permitted payments, not included above, under the relevant legislation including contractual damages

TENANT PROTECTION

Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.

