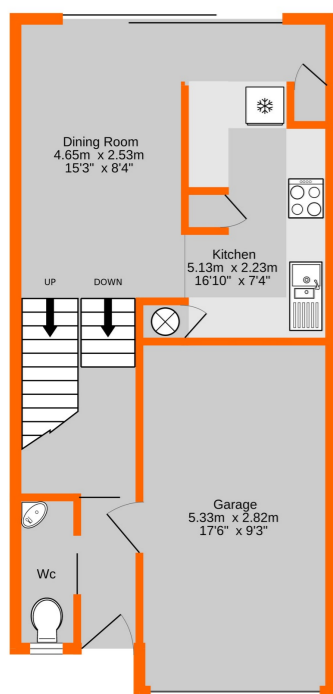


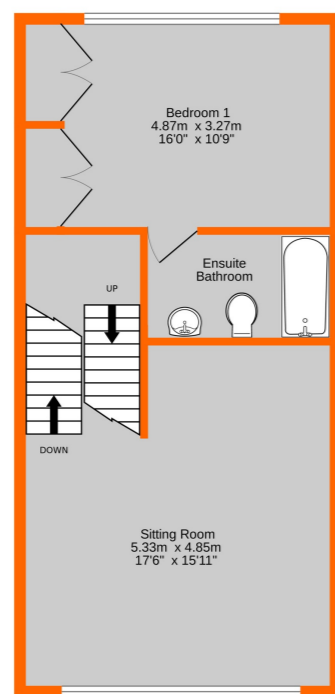
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



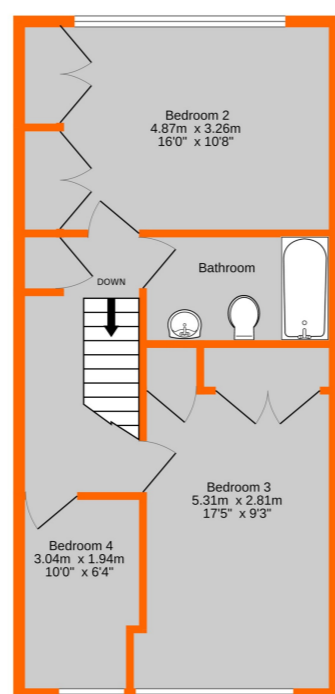
Ground Floor
49.0 sq.m. (526 sq.ft.) approx.



First Floor
50.1 sq.m. (539 sq.ft.) approx.



Second Floor
50.3 sq.m. (541 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 149.4 sq.m. (1608 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

30 Lakeside, (on Kelsey Park Avenue), Beckenham, Kent BR3 6LX
£725,000 Freehold

- Impressive end of terrace townhouse
- Particularly spacious accommodation
- Connecting kitchen/dining room
- Attractive garden and communal grounds
- Fabulous location facing KELSEY PARK
- Four bedrooms and two bathrooms
- Bright sitting room with lovely outlook
- Garage and driveway 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.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee 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



30 Lakeside, (on Kelsey Park Avenue), Beckenham, Kent BR3 6LX

One of the desired areas our PARK LANGLEY OFFICE has pleasure in dealing with is this quiet no-through private road. This popular design of townhouse sits with delightful views over Kelsey Park and its lake, with tree lined privacy in the warmer months. Split level accommodation and large windows affording an abundance of light are particular features with the open plan living spaces to the lower floors and two bathrooms facilitating the four bedrooms on the upper floors. It should be expected that the fittings and fashions throughout this home are dated and a program of works to modernise the accommodation will benefit any new owner for years to come. Externally there is driveway parking leading to the integral garage, a decked terrace with paved garden beyond and gated access to communal gardens. Residents can obtain a key to Kelsey Park via the pedestrian gate on Kelsey Park Avenue.

Location

Situated on Kelsey Park Avenue, a private no-through road adjacent to Kelsey Park, in a sought after and tranquil position accessed from Wickham Road. This is a convenient location approximately half a mile from Beckenham High Street with trains running from Beckenham Junction to Victoria and The City as well as tram services to Croydon and Wimbledon. Local shops available by the Park Langley roundabout, on Wickham Road, and also at Oakhill Parade on Bromley Road along with the gastro pub, The Chancery. Clare House Primary School is on Overbury Avenue by the junction with Oakwood Avenue.



Ground Floor

Covered Porch

quarry tiled floor with bin store to one side concealing gas meter

Entrance Hall

2.46m x 0.93m (8'1" x 3'1") with radiator, sliding door to cloakroom and door to garage, sliding door to additional area 2.58m x 1.82m (8'5" x 6'0") with radiator and half flight of stairs to dining room

Cloakroom

2.44m x 0.9m (8'0" x 2'11") white low level wc, wall tiling above corner wash basin, high level window to front

Ground Floor - Upper Level

Dining Room

4.65m x 2.53m (15'3" x 8'4") large radiator, half flight of stairs to sitting room, partly open plan to kitchen with full height double glazed windows beside sliding double glazed patio door to garden

Kitchen

5.13m max x 2.23m (16'10" x 7'4") base cupboards, drawers and shelves beneath work surfaces, 1½ bowl stainless steel sink unit with large drainer and mixer tap, cupboard with disused hot water cylinder beside breakfast bar, additional tall cupboards and wall cupboards, slot-in electric cooker, space for fridge beside peninsular work surface with area beyond open to dining room having radiator and views over garden from large windows and patio door.
N.B. kitchen and dining room combined measure 5.13m x 4.86m (16'10" x 15'11") and many similar properties have fully open planned this space

First Floor

Sitting Room

5.32m max x 4.85m max (17'5" x 15'11") fitted shelving, two radiators, large double glazed window to front facing Kelsey Park provides plenty of natural light, half flight of stairs to upper level landing

First Floor - Upper Level

Landing

radiator, half flight of stairs to second floor

Bedroom 1

4.87m max x 3.27m (16'0" x 10'9") includes pair of large built-in double wardrobes, radiator, double glazed window to rear with views to communal gardens

En Suite Bathroom

2.95m x 1.69m (9'8" x 5'7") large white panelled bath with mixer tap and shower attachment, low level wc, wash basin, wall tiling above bath, shaver point, radiator, extractor fan

Second Floor

Lower Landing

half flight of stairs to top landing

Bedroom 3

5.31m x 2.81m (17'5" x 9'3") includes double wardrobe and cupboard, radiator beneath double glazed window facing Kelsey Park

Bedroom 4

3.04m x 1.94m max (10'0" x 6'4") radiator beneath double glazed window facing Kelsey Park

Second Floor - Upper Level

Top Landing

shelved linen cupboard, high level double glazed window to front above stairs

Bedroom 2

4.87m x 3.26m (16'0" x 10'8") includes pair of large built-in double wardrobes, radiator beneath double glazed window to rear

Second Bathroom

2.96m x 1.69m (9'9" x 5'7") large white panelled bath with shower attachment, low level wc, wash basin, radiator, wall tiling above bath, high level deep cupboard concealing cold water tank, extractor fan

Outside

Front Garden

area of lawn beside paved driveway

Garage

5.33m x 2.82m (17'6" x 9'3") plus recess to far end and deep low level cupboard beneath Vaillant modern wall mounted gas boiler, up and over door, light and power, electricity meter and trip fuses, door to hall

Rear Garden

about 7.7m x 5m (25ft x 16'6") decking accessed via double glazed sliding door from kitchen/dining room, steps to brick paved area with borders including plants and established shrubs, gate to rear accessing communal grounds beyond

Additional Information

Council Tax

London Borough of Bromley band F

Service Charge

currently £2,556 paid to Kelsey Lakeside Management Ltd to include external building maintenance and communal grounds

Kelsey Park

owner eligible to obtain key for gate to Kelsey Park from Kelsey Park Avenue