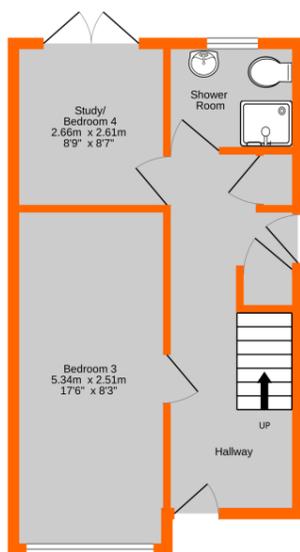


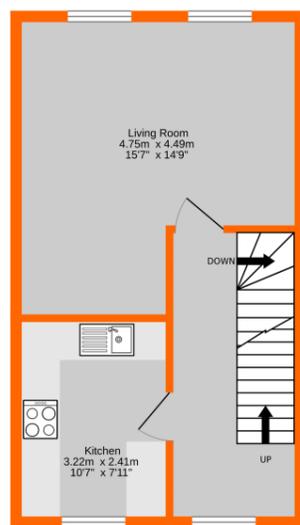
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



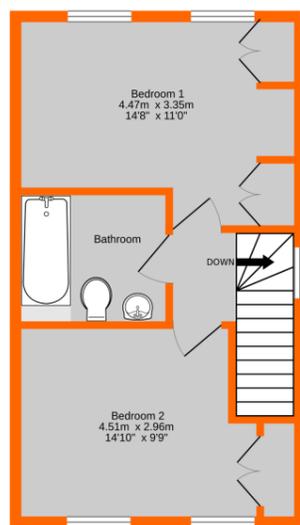
Ground Floor  
34.5 sq.m. (371 sq.ft.) approx.



First Floor  
35.7 sq.m. (384 sq.ft.) approx.



Second Floor  
35.7 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA : 105.9 sq.m. (1139 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



Viewing by appointment with our Beckenham Office - 020 8650 2000

## 13 Vicarage Drive, Beckenham, Kent BR3 1JW Offers in Region of £725,000 Freehold

- Modern end terrace town house
- Three/Four Bedrooms
- Sealed unit double glazing & gas central heating
- Re-modelled bathroom & shower room
- Re-fitted kitchen with appliances
- Great garden & drive parking
- Quiet central cul-de-sac location
- Spacious adaptable accommodation

**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)

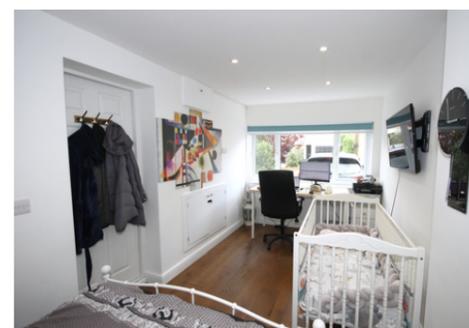
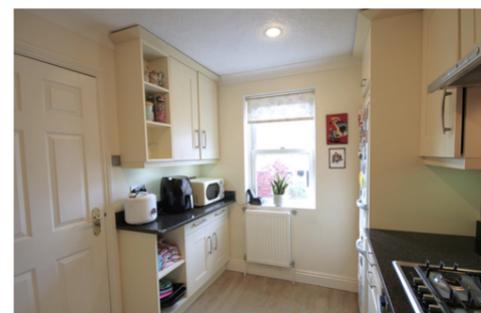


## 13 Vicarage Drive, Beckenham, Kent BR3 1JW

Being end of terrace this modern town house has the advantage of side windows and access to rear garden. The current vendors have skillfully converted the garage in keeping with the external appearance, to provide a good size bedroom. This home provides extensive well presented and adaptable accommodation arranged over three floors, situated within this popular development. Beautifully presented throughout and having been modernised by its current owners who have replaced the main bathroom on the top floor. Further benefits include gas radiator central heating, security entry system and off-street parking with EV charging point installed, sealed unit double glazed windows inset to timber frames with side and French doors replaced 2023

### Location

Vicarage Drive is a modern cul-de-sac development of town houses located off Rectory Road, highly sought after as it is within a few hundred meters of Beckenham High Street with its shopping, restaurants, bars, coffee shops and cinema, leisure center and library. East access to Beckenham Junction Station 0.4 miles with trains to Victoria/The City and trams to Croydon/Wimbledon. New Beckenham Station (London Bridge/Waterloo/Charing Cross/Cannon Street and DLR connection at Lewisham) is 0.8 miles away. Beckenham Beacon minor injuries unit is also nearby. There are numerous parks and schools for all ages within the vicinity.



### Ground Floor

#### Entrance

#### Entrance Hall

under stairs shelved storage cupboards, further separate utility cupboard under stairs housing space and plumbing for washing machine, semi-glazed door to outside, further built-in airing cupboard housing hot water cylinder, stairs to first floor

#### Study/Bedroom 4

2.66m x 2.61m (8' 9" x 8' 7") downlights, glazed double doors onto garden, currently used as a home office and playroom

#### Shower Room

tiled floor and walls, glazed shower, rain head shower and separate hand spray, downlights, wall mounted wash basin with mixer tap, toilet with concealed cistern, window to rear, tubular chrome towel rail/radiator

#### Bedroom 3

5.34m x 2.51m (17' 6" x 8' 3") former garage brilliantly converted to provide a good size bedroom, window to front, downlights, fuse box in top cupboard, under-floor heating, laminated stripped wooden style floor

### First Floor

#### Landing

security entry handset, window to front, stairs to top/second floor

#### Living Room

4.75m x 4.49m (15' 7" x 14' 9") a light and spacious, slightly 'L' shaped, downlights, two windows to rear

#### Kitchen

3.22m x 2.41m (10' 7" x 7' 11") re-fitted with base and wall units, drawers, granite worktops, 4 ring Neff stainless steel gas hob, Neff double oven below and extractor fan over, pelmet lighting, under counter one and a half bowl sink unit with mixer tap, Miele fridge/freezer, integrated Miele full size dishwasher, downlights, window to front, Amtico flooring

### Second Floor

#### Landing

window to side, security entry handset

#### Bedroom 1

4.47m x 3.35m (14' 8" x 11' 0") two windows to rear, built-in double wardrobe

#### Bedroom 2

4.51m x 2.96m (14' 10" x 9' 9") two windows to front, built-in double wardrobe

#### Bathroom

re-modelled with a lovely modern white suite comprising shower bath, glazed screen, mixer tap and separate shower over, rain head shower with separate hand spray, wash basin with mixer tap, drawers below, toilet, fully tiled walls and floor, chrome towel rail/radiator, extractor fan, downlights

### Outside

#### To the Front

brick block paving, providing space for one car, electric charger point, raised brick bed with mature shrubs

#### Rear Garden

gated side access, outside tap, paved terrace leads to remainder of garden with graveled pathways, mature shrub beds, timber shed, newly replaced (2023) and treated fencing to garden boundary.

#### Council Tax

Band F