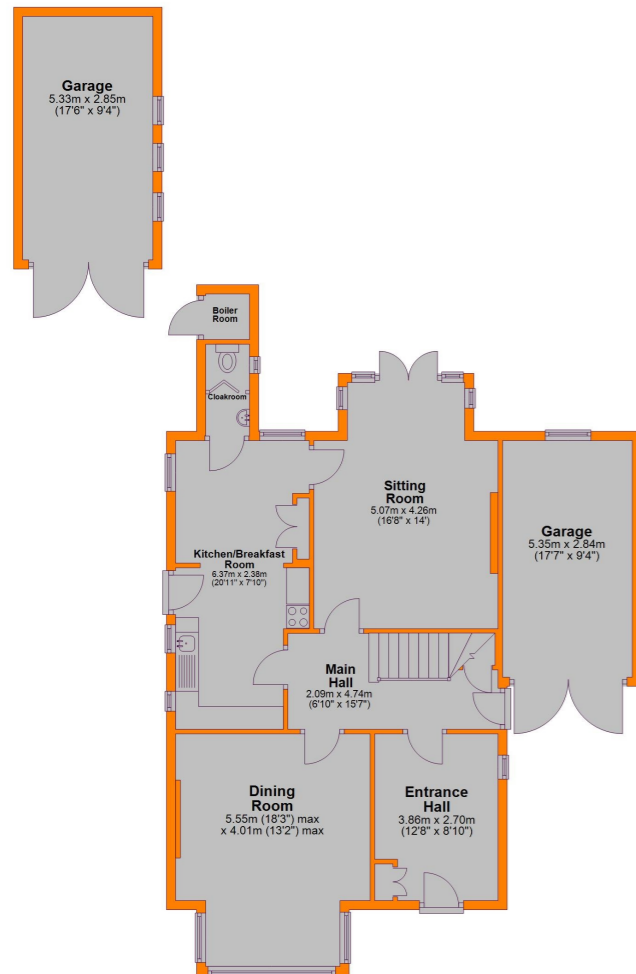




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	26
		EU Directive 2002/91/EC	

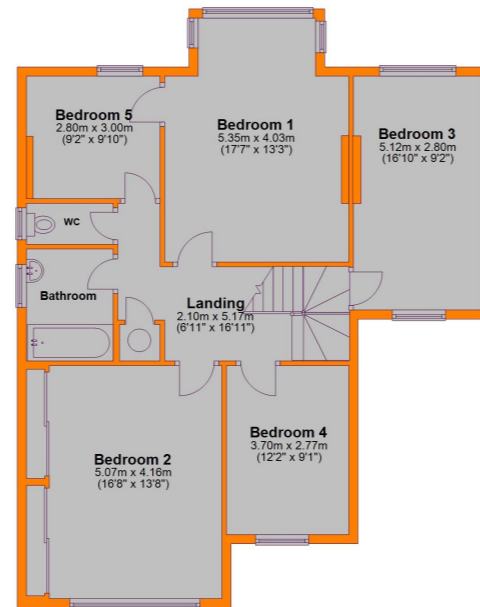
Ground Floor

Approx. 113.1 sq. metres (1217.7 sq. feet)



First Floor

Approx. 95.3 sq. metres (1025.8 sq. feet)



Total area: approx. 208.4 sq. metres (2243.4 sq. feet)

Total floor area includes both garages. Measurements are approximate. Not to scale. Illustrative purposes only. Plan produced using PlanUp.

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



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

5 Kelsey Way, Beckenham, Kent BR3 3LP

£1,325,000 Freehold

- 🏠 Detached long-term family home
- 🏠 Prestigious address near Kelsey Park
- 🏠 Five bedrooms to first floor
- 🏠 Two garages, car port and parking
- 🏠 43m/140ft south facing garden
- 🏠 Requiring updating throughout
- 🏠 Two good size reception rooms
- 🏠 Scope to extend subject to planning permission

5 Kelsey Way, Beckenham, Kent BR3 3LP

A premium location near the centre of Beckenham, and a most sought after mock Tudor design of house sitting on a good sized plot. This has been a family home to the current resident since 1969 and will benefit the next owners to put their stamp on it, which will include renovation and modernisation. The current footprint provides generously proportioned rooms, immediately evident from the entrance hall, and with five good size bedrooms to the first floor, there are options to create an en suite facility. There is an attached garage as part of the original build fabric, which offers the potential of further living accommodation, and still has the benefit of a driveway to the side, leading to the detached garage, positioned to the beginning of the south facing rear garden.

Location

Kelsey Way is a premier road only a few hundred yards from entrances on Manor Way to Kelsey Park with beautiful Lake. Beckenham High Street is about half a mile away with a range of shops, restaurants and other amenities. Beckenham Junction station is a similar distance with trains to Victoria and at peak times The City as well as trams to Croydon and Wimbledon. Clock House station is also about half a mile away with connections to The City and DLR at Lewisham for Canary Wharf.



Ground Floor

Entrance Hall

3.86m x 2.7m (12'8 x 8'10) double coat cupboard, column radiator, original front door with glazed panels plus window to side

Main Hall

4.74m x 2.09m (15'7 x 6'10) includes large cupboard beneath stairs, picture rail, radiator, door to side accessing car port

Dining Room

5.07m max x 4.26m max (16'8 x 14'0) handsome timber fireplace surround (not usable), parquet flooring, two column radiators, wide square bay with windows to front

Sitting Room

5.55m max x 4.01m max (18'3 x 13'2) plus recess to side wall, tiled fireplace with timber surround, beamed ceiling, column radiator, wide square bay with windows and doors to garden

Kitchen/Breakfast Room

6.37m x 2.38m (20'11 x 7'10) plus tiled recess with base cupboard beside space for gas cooker, double drainer stainless steel sink with cupboard and drawer beneath plus space for washing machine, work surface with base cupboards and drawers beneath, wall tiling, eye level cupboards, windows and stable door to side, BREAKFAST AREA has additional eye level cupboards plus base cupboard, two radiators, windows to side and rear

Cloakroom

2.05m x 0.86m (6'9 x 2'10) wall tiling above wash basin, folding door to separate wc with low level suite and window to side

First Floor

Landing

2.1m x 5.17m (6'11 x 17'0) plus additional area by separate wc, airing cupboard with insulated hot water cylinder, column radiator, glazed hatch to loft, tall window to side above half landing on stairs

Bedroom 1

5.35m max x 4.03m max (17'7 x 13'3) picture rail, mirror and wall tiling above wash basin with mixer tap, column radiator, wide square bay with windows to rear

Bedroom 2

5.07m x 4.16m (16'8 x 13'8) includes fitted wardrobes to one wall and wash basin set into base unit all having high level cupboards above, column radiator, full width dressing table with drawers and cupboard beneath, windows to front and side

Bedroom 3

5.12m x 2.8m max (16'10 x 9'2) off half landing - column radiator, picture rail, windows to front and rear

Bedroom 4

3.7m x 2.77m (12'2 x 9'1) picture rail, wash basin, column radiator, window to front

Bedroom 5

3.0m max x 2.8m (9'10 x 9'2) wash basin, column radiator, window to rear - door to bedroom 1 with potential to create en suite bathroom

Bathroom

2.46m x 1.88m (8'1 x 6'2) panelled bath with mixer tap and shower attachment, pedestal wash basin, wall tiling, heated towel rail, window to side

Separate WC

low level suite, window to side



Outside

Front Garden

driveways to either side of property with path to front door, lawn and borders with established shrubs, left hand driveway runs beside property to rear of house with a covered bin store and boiler cupboard housing Ideal Mexico 2 gas boiler

Second Garage

5.33m x 2.85m (17'6 x 9'4) approached via left driveway and set behind the house, timber double doors, windows to side

Car Port

4.88m x 3m (16'0 x 9'10) in front of garage, approached via right driveway

Garage

5.35m x 2.84m (17'7 x 9'4) double doors from car port, light and power, window to rear

Rear Garden

about 43m x 14.5m (140ft x 47ft) south facing with paved terrace and borders to rear of house, outside tap and gate to driveway by second garage, old greenhouse, garden laid to lawn with established trees and borders - this really is a delightful setting backing onto gardens in Little Acre

Additional Information

Council Tax

London Borough of Bromley - Band G

