



Kent House Road, Beckenham

Guide price £800,000

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## Property Summary

GUIDE PRICE £800,000 TO £825,000

Propertyworld is delighted to present this substantial, four bedroom, two reception 1930's house with private driveway and 135ft rear garden in Beckenham. The property is extremely spacious with over 2100 square feet of accommodation. The current owners have lived in the property happily for 40 years. Now the time has come for them to relocate to be closer to family, this represents an exciting opportunity for a new owner to put their personal stamp on the house, with the potential to enlarge the footprint of the house further by extending to the rear.

The house has a warm, bright, and airy feel and benefits from huge amounts of natural light. On the ground floor there are two reception rooms, the larger to the rear benefits from incredible views of the extensive rear garden. The reception room to the front is currently used as a family dining room. Nestled between the two reception rooms is currently an office space. The kitchen / dining room is almost 30ft long and comes with a range of fitted wall and base units.

On the first floor there are four bedrooms and a family bathroom with a separate W.C. Three of the bedrooms are doubles, the principal bedroom to the front is almost 17ft wide by 14ft. The loft area is currently used as study space, with considerable storage room in the eaves.

The garden, at over 136 ft, is the start of the show. Beautifully cared for by the current owners, it boasts an extensive range of mature plants, trees, and shrubs along with two lawn areas and a couple of patios. In the middle of the garden is a large shed/ outbuilding. It certainly has the wow factor. Not only that, but an allotment is also behind the rear garden. It is a special space that offers versatility, space to play, relax and entertain.

To the front is a private driveway with space for several cars. Kent House Road runs between Sydenham and Beckenham. As a result, you can access both Sydenham and Beckenham town centres with ease, with their respective range of fine restaurants, gastropubs, independent shops, and cafés. There are several mainline and overground train stations that are close by and can easily be reached on foot including New Beckenham, Penge East, Sydenham, and Lower Sydenham.

This is a rare opportunity to purchase a house of this size, with such a huge garden, with a Beckenham postcode. Please register your interest and secure an opportunity to view.

**Penge**  
020 8659 1005  
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## Key Features

- Four bedroom House
- Semi Detached
- Two reception rooms
- Huge 136ft garden
- Private drive way
- Potential to extend
- Over 2100 square feet
- Light and airy
- Beckenham postcode
- Substantial family home
- Must be viewed

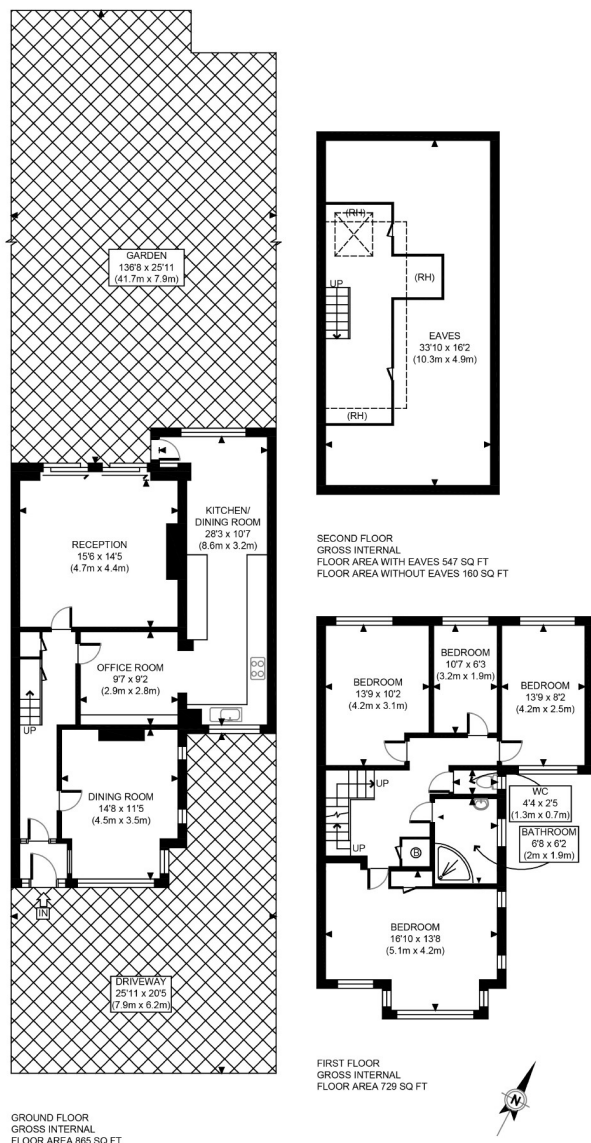
## Our Vendor loves...

"We bought this house 40 years ago. It was a real "doer upper" at the time and we took our time to bring it up to date. An enthusiastic owner can do the same and put their stamp on the house - there is so much potential! We love the sitting room which looks out onto the garden and from upstairs, all to be seen is greenery and an allotment. Our favourite room is over the kitchen with the windows to front and back; its always light and bright. We are 10 12 minutes' walk to 4 mainline stations and within easy reach of many local buses. Our immediate neighbours have also been here for around 40 years and we are great friends. We are moving, simply to be closer to our family.

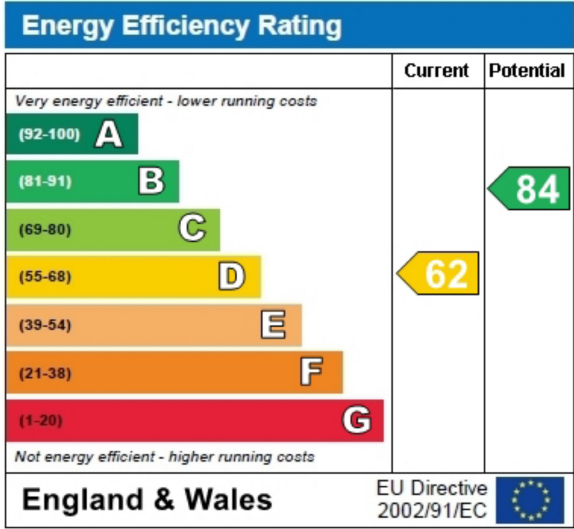








APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 2141 SQ FT / 199 SQM	kent house rd
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1754 SQ FT / 163 SQM	date 23/05/22
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.	photoplan
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	



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