

FLOOR AREA TAKEN FROM EPC

TOTAL FLOOR AREA : 2873sq.ft. (266.9 sq.m.) approx.

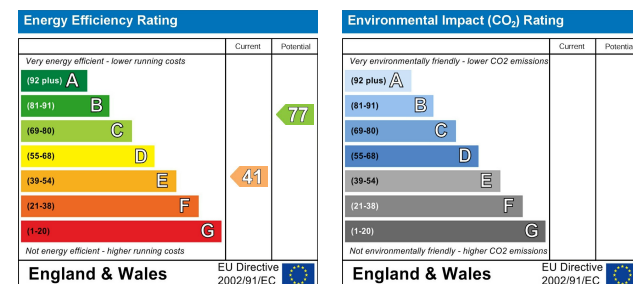
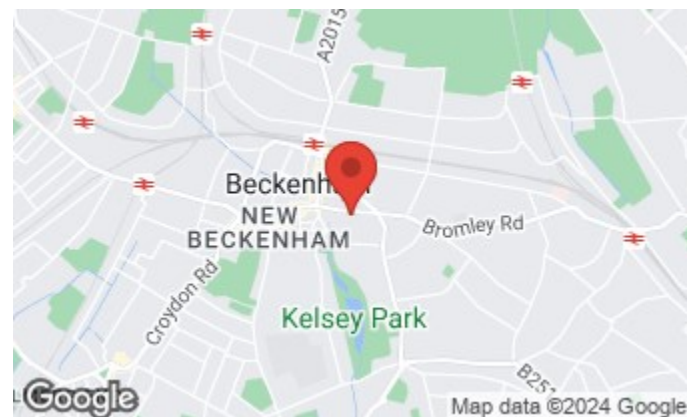
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Charles Eden  
ESTATE AGENTS

28, Manor Road, Beckenham, BR3 5LE  
Starting Bid £875,000 Freehold

MAP



STARTING BID £875,000

A substantial period semi-detached home with accommodation over three floors just a few hundred yards from Beckenham High Street. 65ft rear garden and off street parking to front.

\*\* PLEASE NOTE THIS PROPERTY IS BEING SOLD VIA THE MODERN METHOD OF AUCTION SEE AUCTIONEERS COMMENTS ON BROCHURE FOR T'S & C's \*

The property has versatile accommodation and does offer potential for conversion development as others have done subject to the necessary planning consents. It is in need of general refurbishment and decoration.



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This impressive period semi-detached home has accommodation over three floors including up to 8 bedrooms, three reception rooms, a breakfast room, kitchen, bathroom and separate WC. There is a cellar area and pleasant 65 ft rear garden with southerly aspect and off street parking to the front. The property is in need of general refurbishment and decoration.

A very convenient location being within a few hundred yards of Beckenham High Street with its wide selection of shops, bars and restaurants. Beckenham Junction station is around 1/4 mile with rail services to London and tramlink access to Croydon and onto Wimbledon.

See the agents note at the end of the description re a current insurance claim. & probate.

Many properties in Manor Road have been converted into flats so there could be potential for development subject to the necessary planning consents.

#### AUCTIONEER COMMENTS

Auctioneer Comments  
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

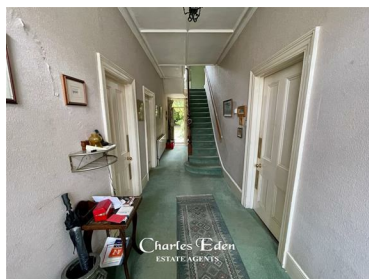
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

#### COVERED ENTRANCE

Part glazed door with window to front leading into:

#### ENTRANCE HALL

Ornate coved ceiling, radiator, part glazed door leading out to rear garden, fitted carpet.



#### CELLAR

Storage areas.

#### RECEPTION ROOM ONE 16'5 x 14'0

Ornate coved ceiling, picture rails, feature fireplace and surround, radiator, fitted carpet.

#### RECEPTION ROOM TWO 18'1 x 14'2

Glazed French doors to rear, ornate coved ceiling and ceiling rose, fireplace with surround, radiator, fitted carpet.

#### RECEPTION ROOM THREE 14'6 x 13'5

Glazed window to front, ornate coved ceiling and ceiling, rose, feature fireplace and surround, radiator, fitted carpet.

#### BREAKFAST ROOM 14'5 x 11'5

Glazed window to rear, serving hatch, gas fired boiler, radiator, vinyl flooring.

Opening to:



#### KITCHEN 10'1 x 9'11

Glazed window to rear and side, range of base units, stainless steel sink and drainer with mixer tap, space for cooker, part tiled walls, vinyl flooring.

#### STAIRS TO FIRST FLOOR

Fitted carpet.

#### LANDING

Coved ceiling, storage cupboard, radiator, fitted carpet.

#### BEDROOM ONE 19'9 x 15'10

Bay window to front, feature fireplace, radiator, fitted carpet.

#### BEDROOM TWO 17'3 x 14'3

Two glazed windows to rear, picture rails, feature fireplace, radiator, fitted carpet.

#### BEDROOM THREE 14'2 x 12'2

Two glazed windows to front, picture rails, feature fireplace, radiator, fitted carpet.

#### BEDROOM FOUR 14'0 x 12'4

Glazed window to rear, radiator, fitted carpet.

#### STUDY AREA / potential BEDROOM FIVE 8'0 x 6'4

Glazed window to front, fitted carpet. This area is currently open to the landing via an arch so would need a door/ wall addition to use as a bedroom.

#### BATHROOM

Opaque glazed window to rear, paneled bath with shower mixer tap, pedestal wash hand basin, part tiled walls, carpet tiles.

#### SEPARATE WC

Opaque window to side, low level WC, par tiled walls, carpet tiles.

#### STAIRS TO SECOND FLOOR

Fitted carpet.

#### LANDING

Fitted carpet.

#### BEDROOM SIX 12'3 x 10'9

Two high level fan lights, fitted carpet.

#### BEDROOM SEVEN 20'9 x 14'7

Glazed window to rear, fitted carpet.

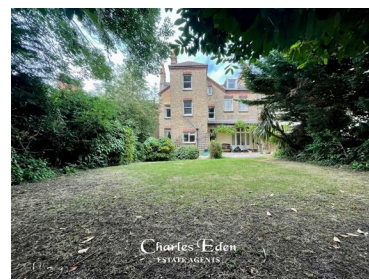
#### BEDROOM EIGHT 10'2 x 9'11

Glazed window to rear, fitted carpet.

#### OUTSIDE

#### REAR GARDEN approx 65 ft

Mainly laid to lawn with mature trees and shrubs.



#### FRONTAGE

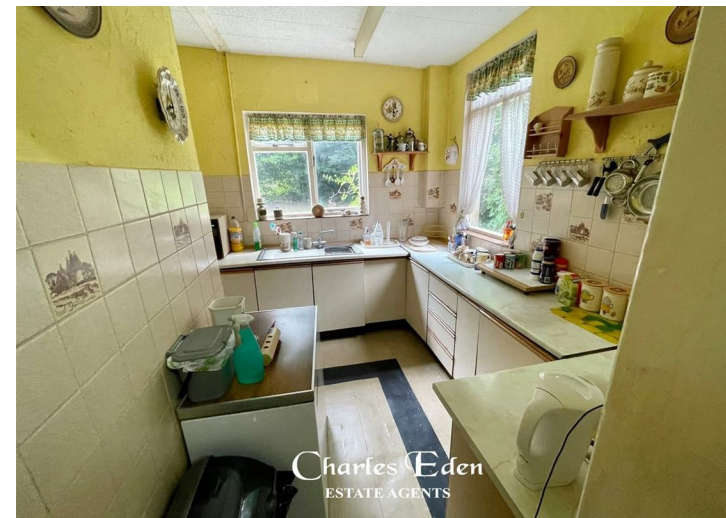
Brick paved to front with off street parking for 3 cars.

#### COUNCIL TAX F

#### EPC RATING E

#### AGENTS NOTE:

We understand that the property is currently the subject of an insurance claim relating to movement. Documentation with regard to the transferrable nature of the claim is available from the sellers and we are advised that some work has already been undertaken. The property is being sold as a probate which we understand has already been granted



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