



The Beechins  
Wells Road | Bromley | Kent | BR1 2AJ



# Step inside

## The Beechins

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Set on a large and established plot on the highly regarded Wells Road, this impressive double-fronted detached residence presents a rare opportunity to acquire a substantial family home requiring complete refurbishment, offering exceptional scope to create a truly outstanding residence.

Built by the current vendor's late father in an elegant neo-Georgian style, the property is arranged over three floors and currently comprises three reception rooms, a spacious kitchen/dining room with separate utility room, and six bedrooms on the upper floors. The house now requires full modernisation throughout and represents an ideal blank canvas for an incoming purchaser to redesign and refurbish to their own exacting standards.

There is significant potential to extend and reconfigure the property, including the creation of a luxurious principal bedroom suite and enhanced living accommodation, subject to the necessary planning consents. The scale, proportions and symmetry of the house make it ideally suited to becoming a standout contemporary family home.

Externally, the established rear garden offers a high degree of privacy and features a swimming pool, generous patio areas and mature planting. To the front, a substantial driveway provides ample off-street parking and leads to a detached double garage.

Occupying one of the larger and more substantial plots on this highly sought-after road, this is a rare opportunity to acquire a home of scale and character in one of Chislehurst's finest residential settings.









# Seller Insight

“Set in a peaceful corner of Bromley, The Beechins, has been a much loved home of the same family for over forty years. This elegant and spacious mock Georgian house was designed and built by the owner's father, who chose the corner plot for its generous space and garden plus its ideal location, only a short walk to Chislehurst station for convenient commuting.

The owner, Elliot, explains that the house needs much care and attention and is the perfect project for anyone wishing to have an exciting renovation project with huge potential. There is planning in place for a two story rear extension and another above the bay window: and drawings were made for a building in the garden.

The family have fond memories of their home, where there was ample room for everyone to gather or find space of their own. A light flooded family room provided a relaxed space for family gatherings, whilst the TV room allowed the children to watch their own programmes. The kitchen was always the busy heart of the home and there were many chatty meals around the table, whilst the dining room was kept for more formal dinners. There were many occasions when friends and family enjoyed hospitality in the house and garden.

The five bedrooms meant that overnight guests were easily accommodated and the large attic conversion made a wonderful bedroom and area for Elliot as he was growing up. Like the rest of the house, it is a space that can evolve and alter as family needs change.

The patio is a perfect setting for al fresco dining, and from there steps lead down to the swimming pool then onto woodland beyond which create a sense of privacy and calm to the garden. It has been the scene of many summer barbecues and for a family wedding a marquee was installed on the lawn. It has been another happy place.

The Beechins sits well on its corner plot, and you can walk into Bromley, with its shops, restaurants, theatre, sporting and leisure facilities; with transport links offering easy access to central London.

Elliot says the house was a superb family home and he hopes that now another family will take it into the next chapter of its history and come to love it as his family has.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















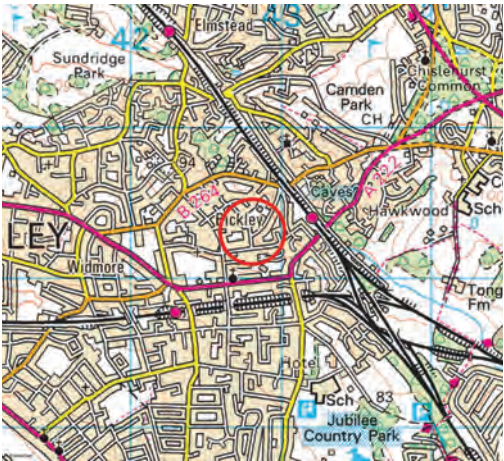










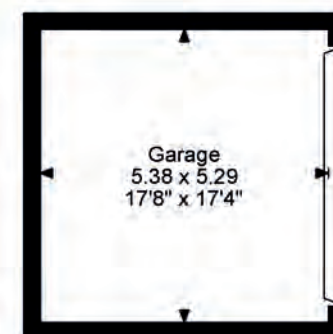
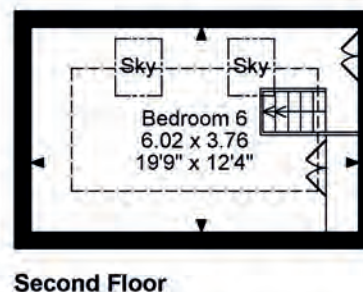
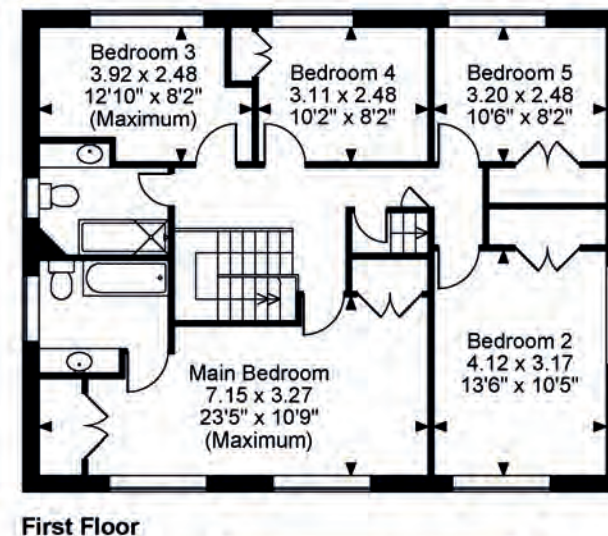
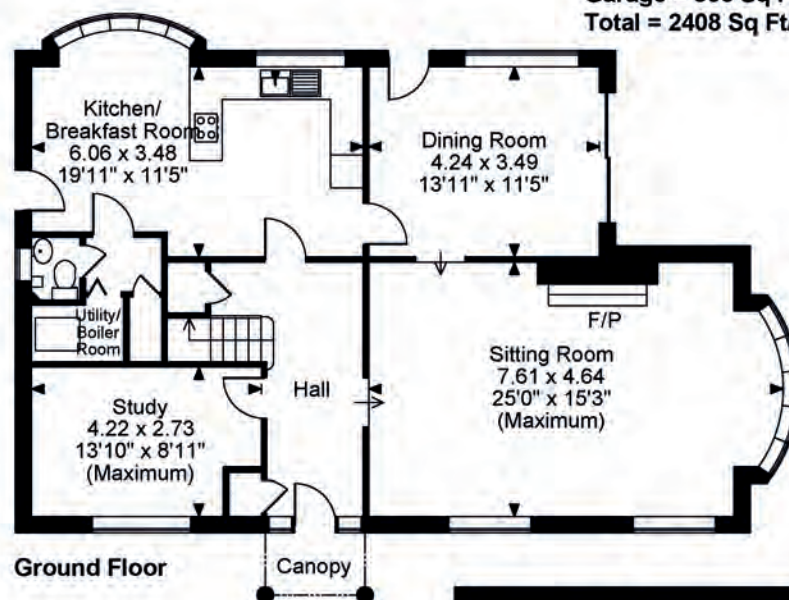






Tenure: Freehold  
Council Tax Band: G

**The Beechins, Wells Road, Bromley**  
Approximate Gross Internal Area  
Main House = 2102 Sq Ft/195 Sq M  
Garage = 306 Sq Ft/28 Sq M  
Total = 2408 Sq Ft/223 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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