



A superb opportunity to renovate and restore this striking character property, conveniently located for local schools and stations.

The Vicarage, 15 St. James's Avenue, Beckenham, Kent, BR3 4HF

Freehold





- No onward chain
- Handsome character property
- Beautiful character features throughout
- Delightful gardens
- Scope to update
- Superb location
- Elmers End station approx. 0.5 miles
- About 0.36 acres in total

About this property

The Vicarage is an imposing detached residence of excellent proportions and retaining many character features, now being offered with no onward chain. Internally the property provides superb accommodation in excess of 3,000 sq ft and is arranged over two floors, offering the incoming purchaser the opportunity to refurbish and remodel to their requirements, subject to the necessary planning consents. Salient points include high ceilings, wood parquet flooring to principal reception rooms, dado and picture rails, bay windows, feature fireplaces and attractive gardens.

• The principal reception rooms provide bright and versatile living spaces, with attractive views over the gardens and comprise the double aspect drawing room with a feature fireplace and bay widow, a dining room also with bay window and feature fireplace, and a dual aspect breakfast room.

• The kitchen is fitted with a range of wall and base cupboards with an outlook to the garden and space for appliances.

• There is a well-appointed dual aspect study with a feature fireplace.

• A utility room provides additional storage and space for appliances.

• A pantry and two cloakrooms complete the ground floor.

• Stairs ascend from the impressive and light entrance hall to the first floor landing, with French doors opening to a balcony with views over the gardens.

• Arranged over the first floor are five double bedrooms, two with attractive bay windows and all with feature fireplaces.

• There are two well-appointed family bathrooms, together with a separate W.C and large laundry cupboard, which compete the first floor.

• The house is approached over a driveway providing parking and a turning circle with areas of lawn to either side. The garden is predominantly laid to lawn, with some established flowering shrubs and a terrace to the rear of the property, ideal for al fresco entertaining. The garden is interspersed with a variety of deciduous and evergreen trees and shrubs. In total the plot amounts to about 0.36 acres.



Local Information

The Vicarage is conveniently situated within 0.5 miles of Elmers End station. Beckenham provides local shopping and amenities.

- **Local Shopping:** Local supermarkets located 1.1 miles from the property.

- **Comprehensive Shopping:** Beckenham and Bluewater.

- **Mainline Rail Services:** Elmers End (0.5 miles) and Clockhouse (0.7 miles) to London Bridge /Charing Cross.

- **Tram:** Tramlink services run from Beckenham Junction station to East and West Croydon and Wimbledon, as well as Mitcham Junction and Elmers End interchange railway stations.

- **Primary Schools:** Balogwan, Churchfields Marian Vain and Monks Orchard and Stewart Flemming Primary Schools.

- **Secondary Schools:** Eden Park High School, Harris Academy Beckenham, Orchard Park High School, Langley Park School for Girls and Harris Academy South Norwood.

- **Private Schools:** Bishop Challoner, St Christopher's the Hall School, Trinity School, Braeside Preparatory School and Oakwood School.

- **Leisure Facilities:** Langley Park and Shortlands Golf clubs in Beckenham. Beckenham Leisure Centre. Cricket, Hockey, Football and Rugby clubs.

- All distances are approximate.

Tenure

Freehold

Local Authority

Bromley District Council

Council Tax

Band = G

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Directions

From Beckenham High Street head south-west on A22 towards Kelsey Lane, at the roundabout take the first exit onto the Croydon Road (A22). Turn right onto Cromwell Road shortly on the left turn into St James's Avenue where The property can be found on the righthand side.



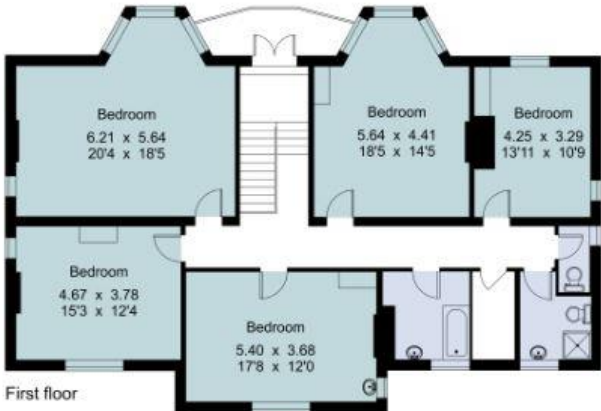


The Vicarage, 15 St. James's Avenue, Beckenham, Kent, BR3 4HF
Gross Internal Area 3,138 sq ft, 291.6 m²

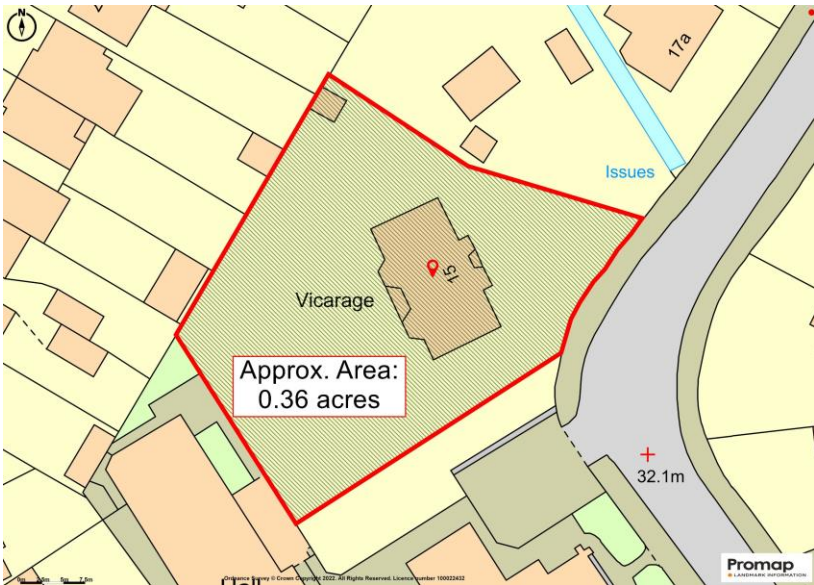
 savills | savills.co.uk


Oliver Hodges
Sevenoaks
+44 (0) 1732 789 700
ohodges@savills.com

The Vicarage, Beckenham
Gross internal area (approx) 291.6 sq m/ 3138 sq ft
Outbuildings 10.7 sq m/ 115 sq ft
Total 302.3 sq m/ 3253 sq ft



For identification only - Not to scale
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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	53	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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