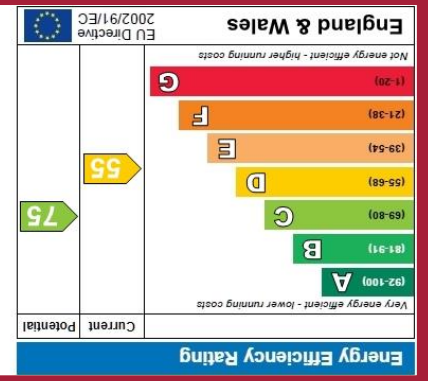


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TOTAL APPROX. FLOOR AREA 2390 SQ. FT. (222.0 SQ. M.)
Measurements are approximate, not to scale and for illustrative purposes only.
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Barnmead Road Beckenham BR3 1JF
Guide price £1,250,000 Freehold



Barnmead Road Beckenham, Kent, BR3 1JF

Radiating charm and character enhanced by period features this wonderful six bedroom semi-detached home offers spacious accommodation over 3 floors. With 3 receptions, a conservatory and fitted kitchen breakfast room the ground floor makes a great entertaining area. Outside the rear garden extends to around 150 ft with a southerly aspect. To the front is a private drive giving access to an attached garage.

Barnmead Road is a sought after road under a mile from the shops, bars and restaurants of Beckenham High Street. The property is situated just a short walk from Kent House Station with services to Victoria and Blackfriars. Clockhouse Station is just over 1/4 mile with services to London Bridge, Charing Cross and Cannon Street whilst the local tram can be accessed in Beckenham Road providing services to Croydon and onto Wimbledon

Viewing is essential to appreciate the size & character of the property which has been a much loved family home for over 30 years

COVERED ENTRANCE

Part (stained glass) glazed door and window to front leading into:

ENTRANCE HALL

Ornate coving to ceiling, ornate ceiling rose, picture rail, dado rail, understairs storage/cloaks cupboard, housing meters, radiator, engineered wood floor.

RECEPTION ROOM 17' x 14'5" (5.18m x 4.39m)

Sash bay windows to front, ornate coved ceiling and ceiling rose, picture rail, feature fireplace with real flame coal effect gas fire, two radiators, fitted carpet. Connecting doors to dining room.

DINING ROOM 13'5" x 12'7" (4.09m x 3.84m)

Two double glazed "Velux" style windows to roof, ornate coved ceiling, picture rail, fitted cupboard and shelving to alcove, feature illuminated niche within chimney breast, wood block flooring, double doors from reception room and double doors to kitchen/breakfast room, internal door to garage.

FAMILY ROOM 14'5" x 12'9" (4.39m x 3.89m)

Ornate coved ceiling, ornate ceiling rose, picture rail, shelving to both alcoves, feature fire place with marble surround and mantelpiece, two radiators, engineering wood floor. French doors leading into:

CONSERVATORY 12'6" x 7'5" (3.81m x 2.26m)

Bi-folding double glazed doors leading out to decked patio, doors from family room and double glazed doors from kitchen, double glazed roof, radiator, decked floor.

KITCHEN/BREAKFAST ROOM 13'5" x 13'5" (4.09m x 4.09m)

Double glazed windows and stable door leading out to rear garden, recessed spot lights to ceiling, range of wall and base units with granite worksurfaces over, stainless steel 1½ bowl sinks inset in worktop, five burner gas hob with canopied hood over, 'AEG' electric double oven with warming drawer, "John Lewis" American style fridge/freezer, "AEG" coffee making machine with microwave/combo oven over and warming drawer below, breakfast bar, radiator, part tiled walls, underfloor heating, tiled floor. Twin double glazed doors leading into conservatory.

UTILITY ROOM 12'8" x 5'1" (3.86m x 1.55m)

Access via garage. Glazed door to rear garden, stainless steel sink unit with drainer, space for washing machine and dryer, wall and floor units, splash back tiling to wall, vinyl floor.

STAIRS TO FIRST FLOOR

Ornate wooden balustrade, fitted carpet.

LANDING

Dado rails, fitted carpet

BEDROOM ONE 16'1" x 12'8" (4.90m x 3.86m)

Sash bay window to front, coved ceiling, picture rail, fitted wardrobes with cupboards over to one wall, radiator, fitted carpet. Connecting door to Bedroom four/study.

BEDROOM TWO 11'6" x 11'1" (3.51m x 3.38m)

Double glazed sash window to rear, coved ceiling, radiator, fitted carpet.

BEDROOM THREE 14'10" x 10'11" (4.52m x 3.33m)

Double glazed sash window to rear, coved ceiling, fitted wardrobes with cupboards over to one wall, feature ornamental fireplace, radiator, fitted carpet.

BEDROOM FOUR/STUDY 10'8" x 7'0" (3.25m x 2.13m)

Sash window to front, coved ceiling with recessed spot lights, radiator, fitted carpet.

BATHROOM/WC

Opaque multi paned window to side, contemporary suite: panelled bath with mixer attachment and integral shower unit, separate shower cubicle, wash hand basin inset in vanity unit with mixer tap, low level WC, recessed spot lights to ceiling, chrome ladder style heated towel rail, fully tiled walls, underfloor heating, tiled floor.

STAIRS TO SECOND FLOOR

Ornate wooden balustrade, fitted carpet.

LANDING

Feature stained glass roof window, access to loft, dado rail, fitted carpet.

BEDROOM FIVE 20'10" x 14'9" (6.35m x 4.50m)

Double glazed sash window to rear, fixed opaque double glazed roof window, feature ornamental fireplace, fitted wardrobe cupboards, two

radiators, fitted carpet.

BEDROOM SIX 13'5" x 11'2" (4.09m x 3.40m)

Sash window to front, ornamental feature fireplace, radiator, fitted carpet.

EAVES/HOBBY ROOM

Opaque roof window to front.

WET ROOM/WC

Roof window, wet area with shower unit over and recess spotlights, low level WC with concealed cistern, wash hand basin with mixer tap inset in vanity unit, recessed spot lights to ceiling, fully tiled walls, underfloor heating, tiled floor. Cupboard housing 'Baxi' gas fired boiler (not tested by Charles Eden) and insulated hot water tank/immersion heater.

OUTSIDE

ATTACHED GARAGE

Part glazed doors to front, power and light. Door to utility room. Off street parking to front for one car.

FRONT GARDEN

Paved, lawn and shrubs.

REAR GARDEN 150' approx (45.72m approx)

Without doubt one of the features of the property is the glorious south facing garden loosely divided into two areas with a meandering brick path. A decked area with pergola adjacent to the house provides a superb out door dining experience. The garden as a whole is well maintained with an abundance of shrubs, trees and flowers. To the side of the decked area is a patio and large shed which is ideal for storage.

COUNCIL TAX BAND: G

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