

Hampden Avenue, Beckenham, BR3

Guide Price £900,000 - £925,000

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Please Quote Ref TH0310 For All Enquiries - Guide Price; £900,000-£925,000 - Stunning three bedroom period style semi detached house (1,320 Sq.Ft) with delightful private garden, ideally situated close to the centre of Beckenham, excellent transport links, schools and amenities. The property has been significantly extended and superbly appointed by the current owners, offering bright and spacious accommodation with a wealth of period appeal and elegance, sympathetically modernised with stylish interiors and contemporary design. Flowing living space creates the perfect blend of comfort and convenience - perfect for a modern lifestyle in this sought after residential location. Features include an inviting front aspect reception room, breath-taking extended kitchen/diner and separate utility, luxury upstairs bathroom and



downstairs WC, modern zone heating and mega flow system for 24 hour hot water, double glazing, quality floor coverings, neutral decor, and hard-wired CCTV/alarm system.

To note, the property had brand new plumbing and electrics in 2019, and has potential for a loft conversion, if desired, subject to planning permission (plans drawn up and available upon request).

Accommodation comprises entrance hall with access to guest WC and understairs storage, leading into the inviting front aspect reception room with attractive bay, wood burning stove, and ample space for relaxing and entertaining. The extended kitchen/diner to the rear, with polished concrete flooring and under-floor heating throughout, is flooded with natural light from two large overhead orangery style skylight windows and full width windows and double doors opening onto the garden - perfect for al fresco dining! The kitchen area itself comprises a sleek range of matching wall and base units with work surfaces and central island/breakfast bar, incorporating inset sink unit, gas hob with overhead extractor, wall mounted double electric oven, and further space for appliances. A separate utility room provides additional work and appliance space, as well as side access to the garden. To the first floor, there are three well proportioned bedrooms - two doubles and a single/study - plus a contemporary style family bathroom with bath suite and separate walk-in shower unit.

Externally, the garden is laid mainly to lawn with planted borders and patio area to the house.

The property is very conveniently located within a short walk of Clock House and Beckenham Junction stations, as well as Tramlink from Avenue Road or Beckenham Junction connecting the centres of Wimbledon and Croydon. Numerous regular bus routes also link the surrounding area. Beckenham itself is moments away offering an excellent variety of shops, bars, restaurants and amenities, including a cinema, with Bromley town centre within easy reach for a wider range of branded shopping and leisure facilities. The area is also well served by well-respected schools and lovely open spaces including Kelsey Park.

Viewings are highly recommended.



Key Features

- Please Quote Ref TH0310 For All Enquiries
- Stunning Three Bedroom Semi Detached House (1,320 Sq.Ft)
- Inviting Front Aspect Reception with Wood Burner
- Luxury Bathroom and Ground Floor WC
- Close to Fantastic Transport Links
- Guide Price; £900,000-£925,000
- Period Appeal and Contemporary Design
- Breath-Taking Open Plan Kitchen/Diner Plus Utility
- Delightful Private Garden
- Moments from Shops, Restaurants, Schools and Amenities

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Approximate Gross Internal Area = 122.6 sq m / 1320 sq ft

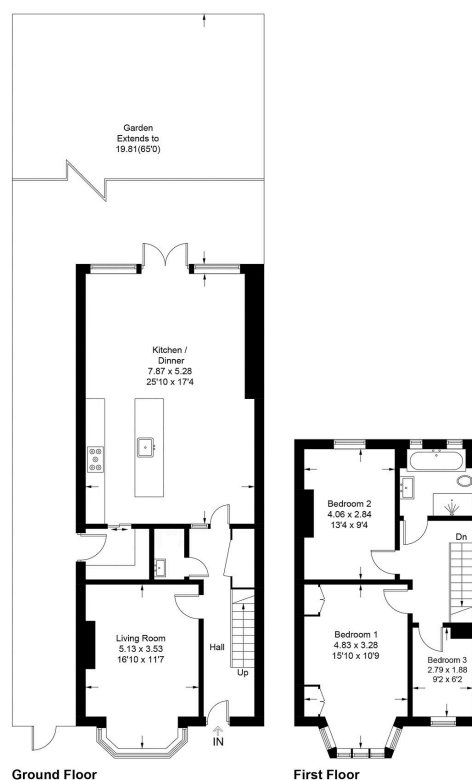


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