

## Aviemore Close, Beckenham, BR3

Guide Price £600,000

3 1 2



Please Quote Ref TH0310 For All Enquiries - Gorgeous three bedroom semi detached family home (1,134 Sq.Ft) with off street parking for up to four cars, and attractive private garden, ideally situated in a sought after quiet no-through road location close to transport links, excellent schools and amenities. The property offers beautifully maintained accommodation, predominantly open plan to the ground floor, with stylish interiors, neutral palette and quality finish throughout. Flowing living space creates the perfect environment for modern family life - with comfort and convenience in equal measure. Features include an inviting double length reception room, rear aspect kitchen/diner opening onto the garden, separate utility, first floor



family bathroom, ground floor WC, gas central heating, underfloor heating to kitchen and upstairs bathroom, double glazing, useful inbuilt storage and quality floor coverings.

Accommodation comprises entrance porch and hallway with access to guest WC and stairs rising to the first floor, leading into the front aspect double length reception area with inviting space for relaxing and entertaining. To the rear of the property, the full width kitchen/diner is flooded with natural light from overhead skylight window and bi-folding doors spilling out onto the patio and garden beyond. The kitchen area itself comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, range style oven with overhead extractor, and further space for appliances. A separate utility provides additional work and appliance space, as well as useful external access to the side of the house. To the first floor, there are three well proportioned bedrooms, plus an elegantly tiled family bathroom with modern white three piece suite.

The property is very conveniently located within a short distance of Eden Park and Elmers End stations, with rail services offering excellent links into Central London, and Tramlink services connecting Croydon, Wimbledon and Beckenham. The area is well served by local shops and amenities, with nearby Beckenham offering a larger variety of shops, bars, restaurants and amenities, including a cinema. Croydon and Bromley town centres are also within easy reach, providing a wider range of branded shopping and leisure facilities. The area is also particularly well served by excellent local schools, including Marian Vian, Monks Orchard, Unicorn School and Langley Park Schools.

Viewings are highly recommended.





## Key Features

- Easy Access Shops, Schools and Amenities
- Close to Excellent Transport Links
- Delightful Private Garden
- Off Street Parking
- First Floor Family Bathroom and Guest WC
- Bright and Spacious Reception/Kitchen/ Diner
- Stylish Open Plan Living
- Sought After Quiet No-Through Road Location
- Stunning Three Bedroom Semi Detached House (1,134 Sq.Ft)
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### Aviemore Close

Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200808)

