



101 Aviemore Way

Beckenham, BR3 3RS

£550,000 Freehold EPC: D

 **Maguire Baylis**



Guide Price: £550,000 - £575,000

Maguire Baylis estate agents are delighted to present to the market this attractive end of terrace three bedroom 1930's house located in a highly popular and quiet residential street.

Internally, the property comprises spacious entrance hall, good sized lounge and dining room, with a wide archway allowing for a 'through room' feel; plus a fitted kitchen. To the first floor are two double bedrooms and a good sized single third bedroom, together with a well fitted family bathroom providing bath plus separate shower cubicle.

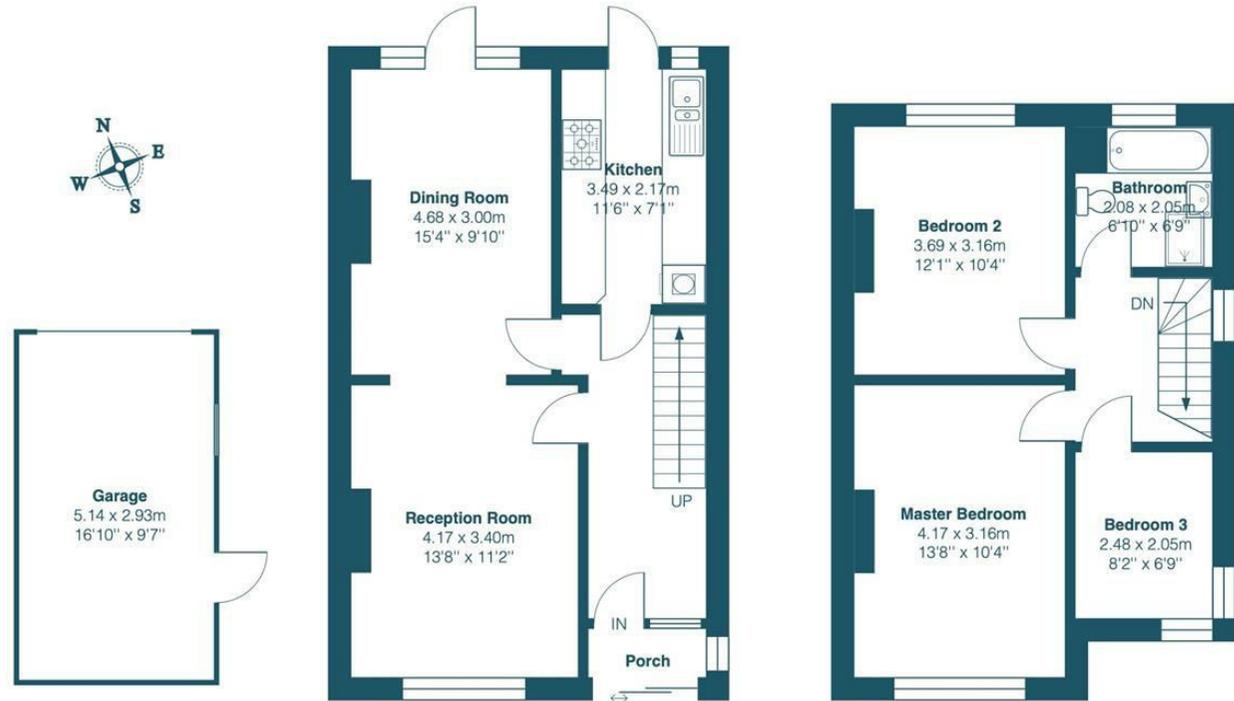
To the front is a paved driveway providing off road parking, and a large rear garden, which extends to some 115' overall, offering a main area of lawn plus gravel seating area. There is also a detached garage to the rear.

There are good local schools at Marian Vian Primary, Langley Primary and Secondary Schools and Eden Park High School. Local stations for commuter services are at Eden Park and Elmers End, and Beckenham town centre is within easy reach.

- END TERRACE 1930's FAMILY HOUSE
- THREE BEDROOMS - TWO DOUBLE SIZE ROOMS PLUS A SINGLE
- LOUNGE & DINING ROOM
- FITTED KITCHEN WITH BUILT-IN APPLIANCES
- MODERN UPSTAIRS FAMILY BATHROOM - WITH BATH & SEPARATE SHOWER
- LARGE REAR GARDEN APPROX 115'
- DETACHED SINGLE GARAGE AT REAR
- OFF STREET PARKING TO FRONT
- CLOSE TO STATIONS & HIGHLY REGARDED SCHOOLS
- EPC BAND D



Aviemore Way BR3
 Total Area: 90.3 m²... 972 ft²



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

ENCLOSED PORCH

Double glazed sliding door to front; tiled flooring; light.

ENTRANCE HALL

Original front door and multi-paned window to front; radiator with fitted cover; built-in understairs storage cupboards housing gas combi boiler.

LOUNGE

13'9 x 11'1 (4.19m x 3.38m)

Double glazed window to front; wood effect flooring; picture rails. Opening to dining room.

DINING ROOM

12' x 9'9 (3.66m x 2.97m)

Part glazed doors and windows to rear; two radiators; wood effect flooring; picture rails.

KITCHEN

11'4 x 7' (3.45m x 2.13m)

Double glazed door and window to rear; range of fitted wall and base units with worktops to two walls; inset stainless steel sink unit; stainless steel 5 ring gas hob; electric oven; integrated fridge & freezer; space/plumbing for washing machine and dishwasher.

LANDING

Double glazed window to side; access to loft space (loft with fitted retractable loft ladder).

BEDROOM 1

13'7 x 10'3 (4.14m x 3.12m)

Double glazed window to front; radiator; picture rails.

BEDROOM 2

12' x 10'4 (3.66m x 3.15m)

Double glazed window to rear; fitted storage units and shelving within recesses; picture rails.

BEDROOM 3

8' x 6'8 (2.44m x 2.03m)

Double glazed corner window to front and side; radiator; currently used as an office with fitted shelving and desk unit.

BATHROOM

Double glazed window to rear; fitted with a modern suite comprising panelled bath; separate shower cubicle with electric shower; fitted wash basin with storage under; WC; fully panelled walls; heated towel rail.

GARDEN

115 (35.05m)

The property boasts a large garden extending to excess of 100', mainly laid to lawn with mature tree and shrub borders; gravelled seating area to rear; side access via gate; outside water tap.

GARAGE/PARKING

14'9 x 9'5 (4.50m x 2.87m)

Garage with light and power. Door to garden. Block paved driveway to front with space for two cars.

COUNCIL TAX

London Borough of Bromley - Band D



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.