



17 Springbourne Court

Beckenham, BR3 5ED

**£650,000 Freehold EPC: D**

 **Maguire Baylis**





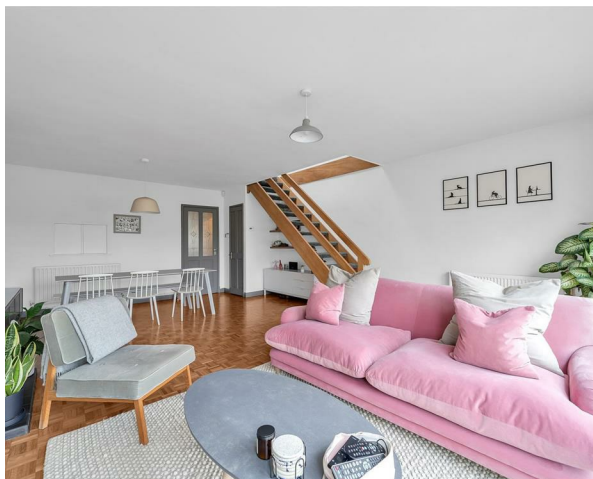
Guide Price: £650,000 – £675,000. Maguire Baylis are delighted to present to the market this super three bedroom two storey town house nestled within a popular private close, set back from the road and just a short walk of Beckenham High Street.

This beautifully presented property provides bright and spacious accommodation comprising: an entrance hallway; ground floor WC; stunning living room featuring full width bi-folding doors to the rear; the kitchen is fitted stylishly appointed units with integrated appliances. Upstairs features the three bedrooms plus a modern and well appointed family bathroom.

Outside there is an attractive private rear garden providing a sunny westerly aspect, there is also a single private garage en bloc.

The location provides great access to transport links from Beckenham Junction, Ravensbourne, plus Shortlands stations. For recreation, Bromley & Beckenham boast some wonderful parks and green spaces, notably Beckenham Place Park is within easy reach by foot offering long country walks, an outdoor swimming lake, cafes plus community events at The Mansion.

- BEAUTIFULLY APPOINTED TERRACED HOUSE
- IMPRESSIVE 22' LIVING ROOM
- SOUGHT AFTER & QUIET LOCATION \*\* SET BACK FROM ROAD
- STYLISHLY APPOINTED FITTED KITCHEN
- MODERN FAMILY BATHROOM
- DOWNSTAIRS WC
- PRIVATE WESTERLY FACING REAR GARDEN
- GARAGE EN BLOC
- CLOSE TO BECKENHAM HIGH STREET & TRANSPORT LINKS





## Springbourne Court, BR3

Approximate Gross Internal Area = 984 sq ft / 91.4 sq m

Total Area (including garage) = 1128 sq ft / 104.7 sq m

 Maguire Baylis



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.

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### ENTRANCE PORCH

Outside light; tiled flooring; store cupboard with space for dustbins.

### HALLWAY

Part double glazed front door; wood flooring; radiator.

### LIVING ROOM

22'2 x 16'9 (6.76m x 5.11m)

Almost full width double glazed bi-folding doors to rear; wood flooring; two radiators; built-in understairs storage/coats cupboard.

### KITCHEN

8'11 x 8'10 (2.72m x 2.69m)

Double glazed window to front; fitted with a stylish range of matt finished wall and base units with worktops to three walls; inset sink unit; space for range cooker; extractor hood; integrated fridge/freezer & washing machine; part tiled walls and tiled flooring.

### DOWNSTAIRS WC

Double glazed window to side; modern WC suite and fitted wash basin with vanity storage under; fully tiled walls; tiled flooring; wall mounted gas combi boiler.

### LANDING

Double glazed skylight roof window; built-in storage cupboard.

### BEDROOM 1

16' x 10'5 (4.88m x 3.18m)

Almost full width double glazed window to rear; radiator; wardrobes to one wall to remain.

### BEDROOM 2

13'10 x 9' (4.22m x 2.74m)

Double glazed window to front; radiator; wardrobes to remain.

### BEDROOM 3

9'6 x 6'8 (2.90m x 2.03m)

Double glazed window to front; built-in shelved recess; radiator.

### BATHROOM

Double glazed skylight roof window; modern suite comprising panelled bath with built-in shower over and fitted glass shower screen; fitted wash basin with vanity storage under; WC; heated towel rail; fully tiled walls and tiled flooring.

### GARDEN

Private rear garden enjoying a sunny westerly aspect; decked patio area; lawn and shrub borders; storage shed.

### FRONT GARDEN

Paved front garden featuring mature olive tree. Outside tap.

### GARAGE

Single garage en bloc.

### COUNCIL TAX

London Borough of Bromley - Band D

### SERVICE CHARGE

There is a contribution of £35 per month towards Springboard Residents Association towards upkeep of the communal areas to the front.

### LOCATION

What3words: ///coins.pools.mount



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**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.