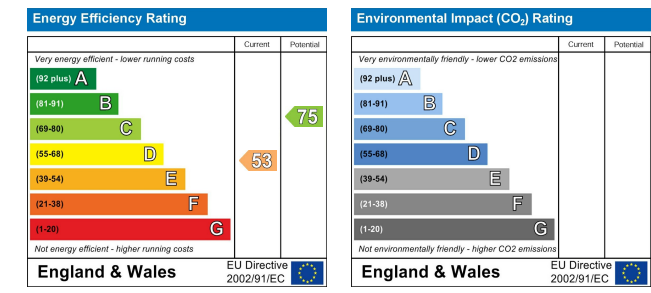
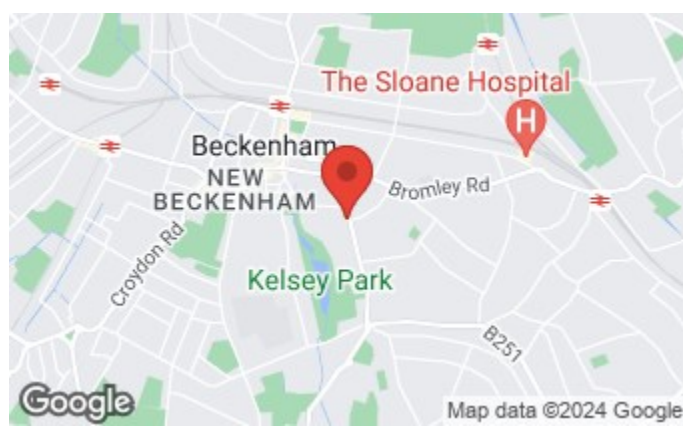


FLOOR AREA TAKEN FROM EPC  
 TOTAL FLOOR AREA : 1237sq.ft. (114.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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44, Wickham Road, Beckenham, BR3 6LT  
 Offers In The Region Of £750,000 Freehold

MAP



Offered to the market with no onward chain this is a well proportioned 4 bedroom detached home with integral garage and 50ft garden under half a mile from Beckenham High Street and less than 1/4 mile of the beautiful Kelsey Park.



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A great location being under half a mile from the shops and restaurants of Beckenham High Street, less than 1/4 mile of the beautiful Kelsey Park and just over 1/2 mile to Beckenham Junction Station with its frequent services to Victoria along with tramlink access to Croydon and onto Wimbledon.

This detached family home has well proportioned rooms briefly comprising, entrance hall, cloakroom, interconnecting lounge and dining areas and a generous kitchen/breakfast room to the ground floor whilst to the first floor are 4 bedrooms and a bathroom with a contemporary white suite. Outside is a pleasant 50ft rear garden with westerly aspect whilst to the front a private driveway provides parking for a number of cars along with access to the integral garage.

#### RECESSED PORCH

Coach light, tiled step.  
Part glazed door to:-

#### ENTRANCE HALL

Coved ceiling, dado rails, storage cupboard with meters and fuse box, radiator, wood block flooring.

#### CLOAKROOM/WC

Opaque double glazed window to front, low level WC, wash hand basin, radiator, tiled floor.

#### OPEN PLAN LOUNGE / DINING ROOM

##### LOUNGE AREA 15'2 x 12'1

Double glazed windows to front, coved ceiling, dado rails, feature fireplace, double radiator, fitted carpet.

##### DINING AREA 13'0 x 8'10

Double glazed window and double glazed door to rear, coved ceiling, dado rails, double radiator, fitted carpet.

##### KITCHEN/BREAKFAST ROOM 17'7 x 8'11

Double glazed window to rear, range of wall and base units with worksurfaces over, white single bowl sink and drainer with mixer tap, four burner gas hob with cooker hood over, built-in electric oven, spaces for: dishwasher, fridge freezer, table & chairs. Radiator, part tiled walls, tiled floor.

#### STAIRS TO FIRST FLOOR

Fitted carpet.

#### LANDING

Double glazed window to front, access to loft with retractable ladder, coved ceiling, dado rail, radiator, wood flooring.

##### BEDROOM ONE 15'1 x 10'6

Double glazed window to front, coved ceiling, picture & dado rails, radiator, fitted carpet.

##### BEDROOM TWO 13'0 + door recess x 10'6

Double glazed windows to rear, coved ceiling, picture & dado rails, fitted carpet.

##### BEDROOM THREE 12'7 x 8'6

Double glazed window to front and side, coved ceiling, dado rails, radiator, fitted carpet.

##### BEDROOM FOUR 8'6 x 8'7

Double glazed window to rear, coved ceiling, picture & dado rails.

#### BATHROOM / WC

Opaque double glazed window to rear, coved ceiling, white suite comprising paneled bath with shower mixer attachment, screen, low level WC, pedestal wash hand basin, fully tiled walls, tiled floor.

#### OUTSIDE

##### REAR GARDEN 50' approximately

Mainly laid to lawn with shrub borders, pedestrian side access to both sides, crazy paved patio with outside tap.

#### INTEGRAL GARAGE

Double doors to front, pedestrian door to rear garden, wall mounted (Vaillant) gas fired boiler (not tested by Charles Eden).

#### FRONTAGE

Gravel drive to front with off street parking for two cars, shrub borders.

#### EPC RATING E

#### COUNCIL TAX G



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