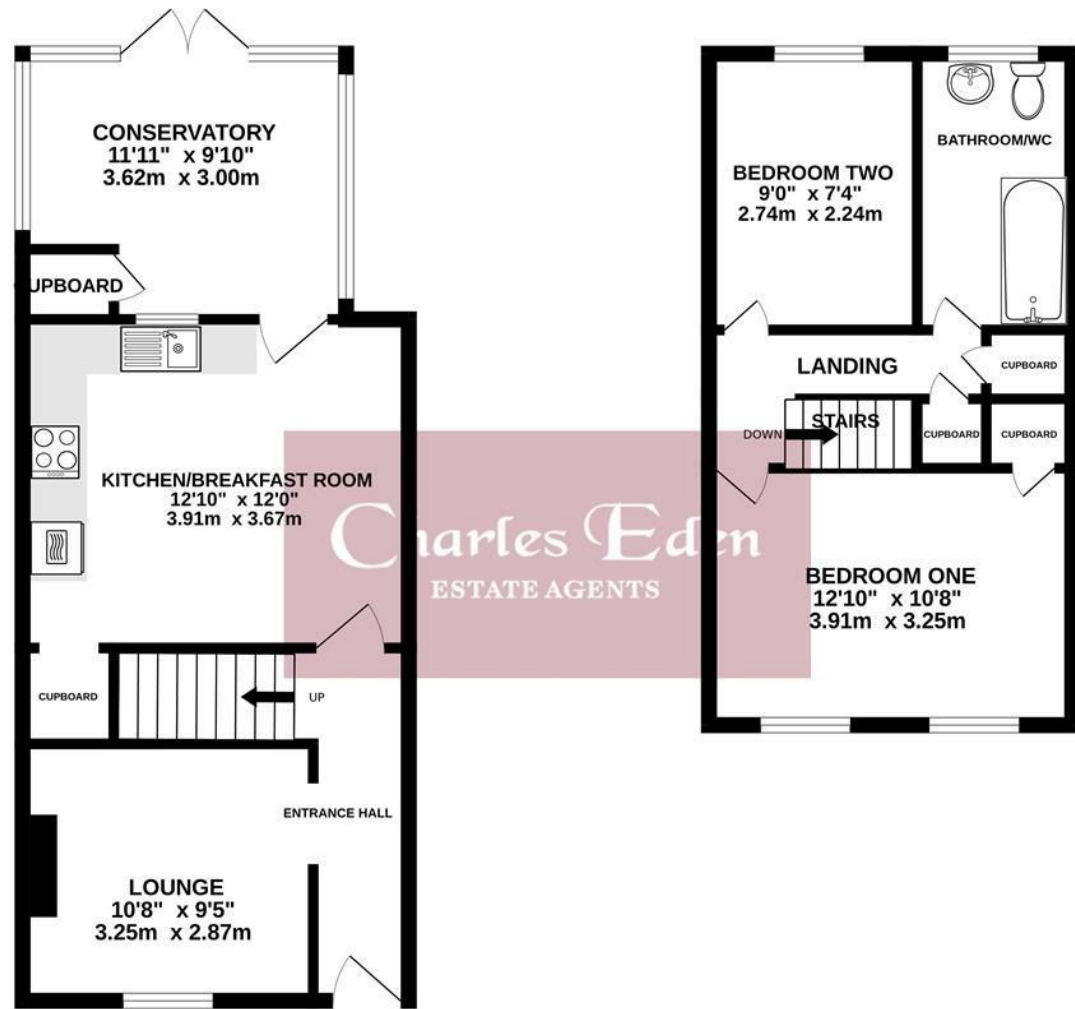


GROUND FLOOR

1ST FLOOR



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.
Made with Metropix 62024.

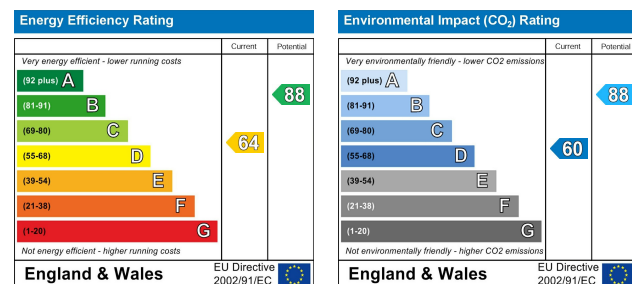
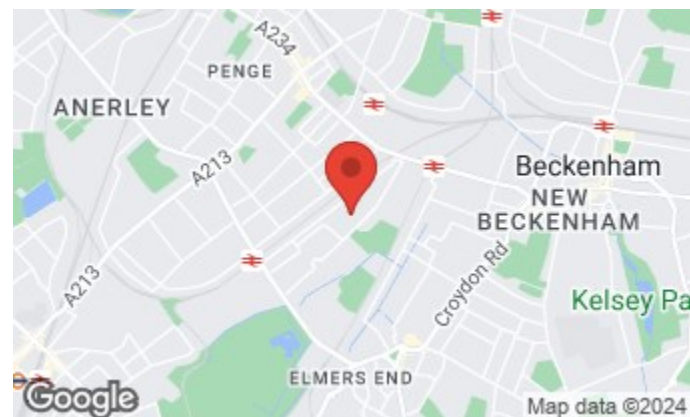
Charles Eden

ESTATE AGENTS



29, Kimberley Road, Beckenham, Kent BR3 4QT
Guide Price £450,000 Freehold

MAP



Charles Eden are proud to present this two bedroom, period cottage, in Kimberley Road, Beckenham. Beckenham Road Tram stop is a mere 0.3 miles away, serving Beckenham Junction, Wimbledon and East Croydon.



020 8663 1964
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Kimberley Road is in a pleasant setting off Churchfields Road being within 1/2 mile of Clock House Station with services to Cannon Street and Charing Cross and around 2/3 mile from Birkbeck with services to London Bridge and Victoria. Also at Beckneham Road there is a local tram stop giving access to Beckenham Junction, Croydon and onto Wimbledon. Beckenham High Street within a mile, has a wide variety of shops, bars and restaurants and en route in Beckenham Road there is the Beckenham Spa with swimming pool, gym and adjacent library.

This period terraced cottage offers accommodation briefly comprising: entrance hall, reception room, kitchen/breakfast room and conservatory to the ground floor, whilst to the first floor there are two bedrooms and a bathroom. Outside there is a rear garden. Other benefits include: gas fired central heating (not tested), double glazing and fitted carpets, where mentioned.

Agents note: the vendor currently resides on the ground floor of the property so please bear this in mind whilst viewing.

ENTRANCE HALL

Double glazed door, electric meter, radiator, fitted carpet. Arch to:

RECEPTION ROOM 10'8" x 9'5"

Double glazed window to front, coved ceiling, double radiator, fitted carpet.

KITCHEN/BREAKFAST ROOM 12'10" x 12'0"

Window to rear overlooking conservatory, double glazed door to conservatory, coved ceiling, picture rail, range of wall and base units with worksurfaces over, single drainer stainless steel single bowl sink with mixer tap, integrated electric oven and four ring hob, under unit lighting, integrated fridge, understairs cupboard providing storage and space for freezer, double radiator, vinyl flooring.

CONSERVATORY 11'11" x 9'10"

Double glazed doors and windows to rear and side, built in cupboard housing wall mounted 'Worcester' gas boiler (not tested by Charles Eden) and providing storage space, vinyl flooring.

LANDING

Access to loft with ladder, large linen cupboard with storage over, deep built in storage cupboard, fitted carpet.

BEDROOM ONE 12'10" x 10'8"

Two double glazed windows to front, coved ceiling, built in cupboard, double wardrobe with storage cupboard over, radiator, fitted carpet.

BEDROOM TWO 9'0" x 7'4"

Double glazed window to rear, coved ceiling, radiator, fitted carpet.

BATHROOM/WC

Double glazed opaque window to rear, white suite comprising

panelled hip bath with mixer tap and shower above, wash hand basin set in vanity unit with cupboard and drawer under, low level WC, part tiled walls, radiator, wood effect vinyl floor.

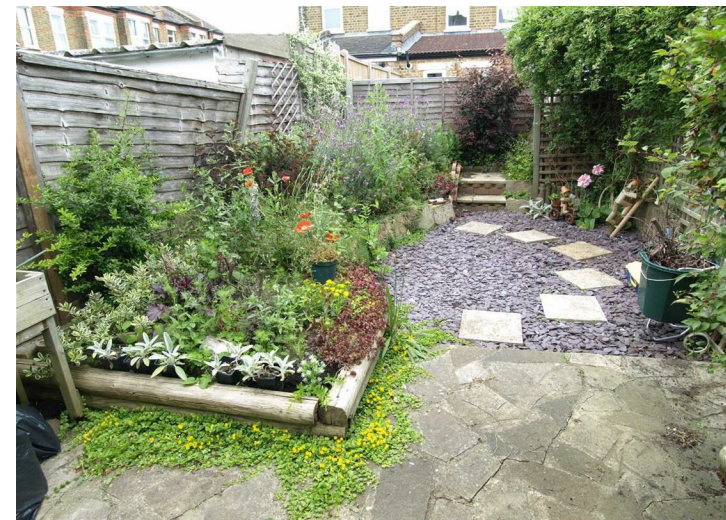
OUTSIDE

REAR GARDEN circa 25'0"

Crazy paved patio, well stocked borders with slated central area..

COUNCIL TAX C

EPC RATING D



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



**29 Kimberley Road
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