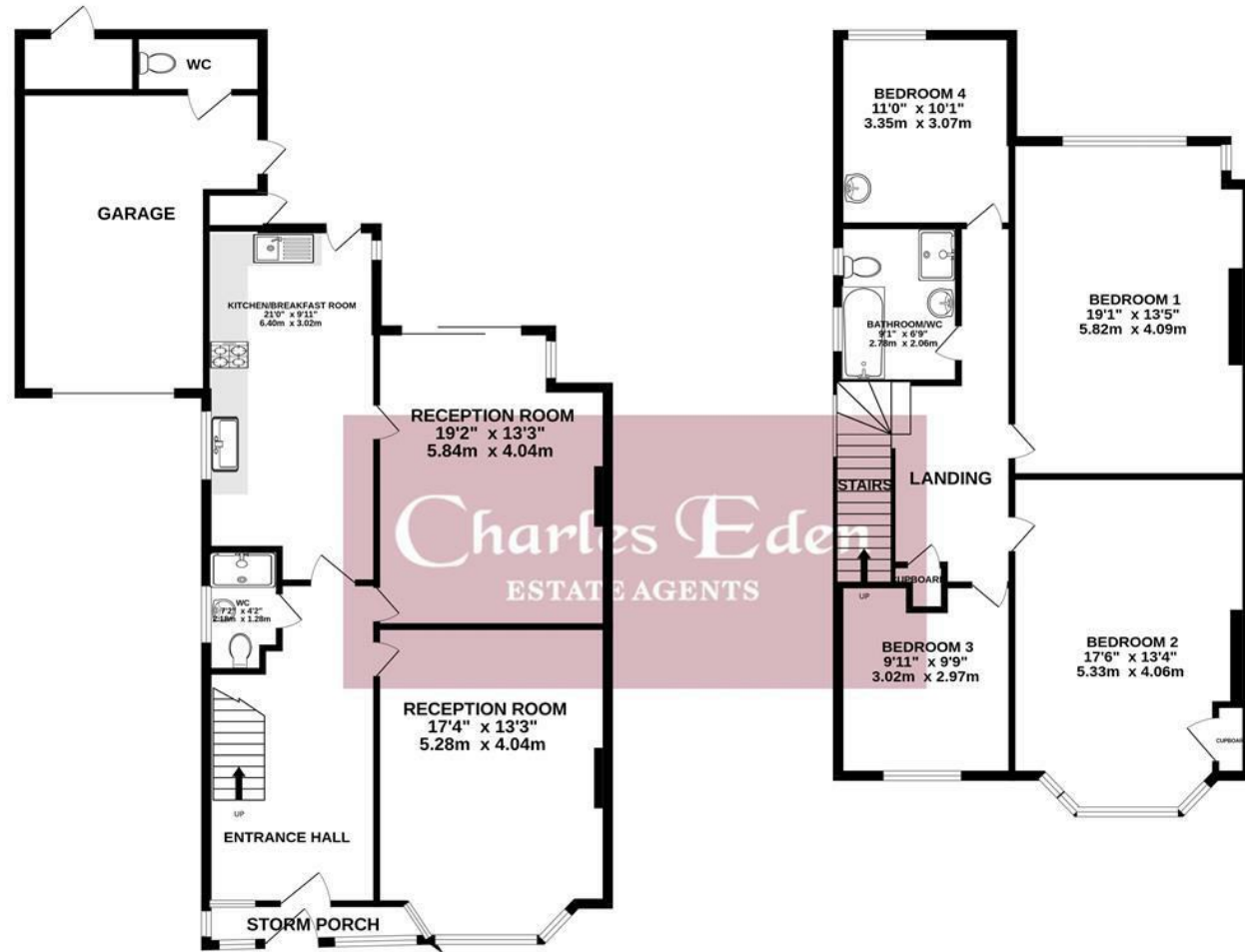


GROUND FLOOR

1ST FLOOR



FLOOR AREA TAKEN FROM EPC

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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Charles Eden

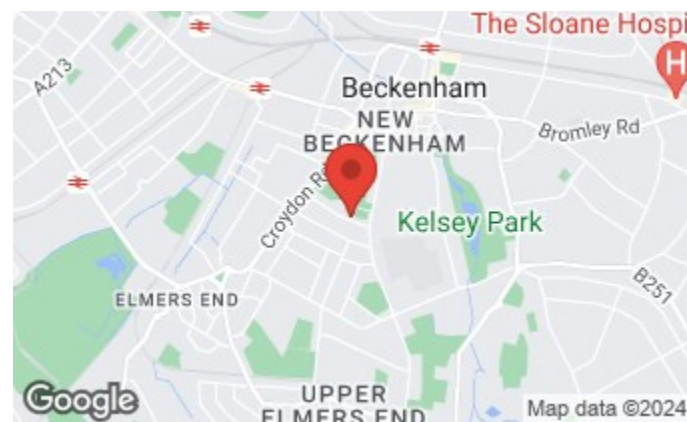
ESTATE AGENTS



Charles Eden
ESTATE AGENTS

50, Whitmore Road, Beckenham, BR3 3NS
Guide Price £1,200,000 Freehold

MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

A well presented four bedroom semi detached home in a sought after location backing Croydon Road Recreation Ground within 1/2 mile of Beckenham High Street and just under a mile from Beckenham Junction Station.

FULL WALKTHROUGH VIDEO VIEWING AVAILABLE - PLEASE RING TO REQUEST THE LINK - NB This is not the brief slide show clip shown on the web.



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This semi-detached family home offers generous accommodation including:- Entrance hall, downstairs WC/shower, two receptions, and a fitted kitchen/ breakfast room, to the ground floor, whilst to the first floor are four well proportioned double bedrooms and a WC/bath/ shower room. Outside, the rear garden extends to approximately 90 ft and backs onto Croydon Road Recreation Ground, thus affording lovely views from upstairs. There is a garage/workshop to the side with heat and power and integral gardener's WC and sink.

Whitmore Road is a sought-after location because of its proximity to Beckenham High Street around 1/2 a mile away. Clock House Station and Beckenham Junction Station are both under a mile away, providing rail services to London Bridge and Victoria, and tram link access to Croydon and on to Wimbledon. Croydon Road Recreation Ground is just round the corner, accessed off Village Way, with the beautiful Kelsey Park around 1/3 of a mile away.

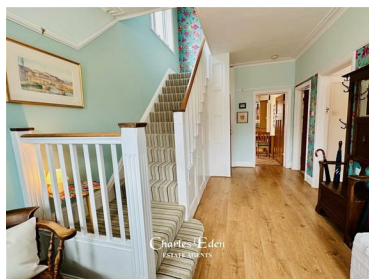
Viewing is recommended to appreciate both the quality of this property and its location.

ENCLOSED ENTRANCE PORCH

Part-glazed double door with windows to front and side. Part-glazed door and windows to front, leading into:

HALLWAY

Coved ceiling, picture rail, understairs storage cupboard, radiator, wood laminate flooring,



SHOWER ROOM/WC

Opaque single-glazed window to side, opaque double-glazed window to side above shower, recessed spot lights to ceiling, extractor fans, tiled walk-in shower, low level WC, wash hand basin, chrome ladder style towel rail, laminate wood flooring.

RECEPTION ONE 17'4 x 13'3

Double glazed bay windows to front, coved ceiling, picture rail, panelled effect to walls, radiator, fitted carpet.

RECEPTION TWO 19'2 x 13'3

Double glazed patio door and windows, overlooking rear garden, coved ceiling, picture rails, multi-fuel (smokeless coal/wood) stove, radiator, fitted carpet.

KITCHEN/BREAKFAST ROOM 21'0 x 9'11

Double glazed windows to side and rear, double glazed door leading out to rear garden, range of wood-fronted wall, base and drawer units with worksurfaces over, 2 & 1/2 bowl stainless steel sink with mixer tap, space for range cooker with chimney hood over, space for washing machine, fridge/freezer, dresser unit, tiled floor. Doors to reception two and hallway.

STAIRS TO FIRST FLOOR

Double glazed window to side, fitted carpet.

LANDING

Access to loft, double linen/storage cupboard, picture rails, fitted carpet.

BEDROOM ONE 19'1 x 13'5

Double glazed window to rear with extensive view over Croydon Road Recreation Ground, picture rails, radiator, fitted carpet.

BEDROOM TWO 17'6 x 13'4

Double glazed bay window to front, picture rails, fitted cupboard with hanging, and drawers under, storage cupboard, tiled fireplace, radiator, fitted carpet.

BEDROOM THREE 9'11 x 9'9

Double glazed window to front, hanging recess with cupboard over, radiator, fitted carpet.

BEDROOM FOUR 11'0 x 10'1

Double glazed window to rear views over Croydon Road Recreation Ground, airing cupboard housing hot water tank, pedestal wash hand basin, radiator, fitted carpet.

BATHROOM / WC

Two double glazed windows to side, recessed spot lights to ceiling, comprising white suite, panelled bath with mixer tap and shower attachment, tiled walk-in shower cubicle, wash hand basin, low level WC, ladder-style radiator, part-tiled walls, laminate wood flooring.



OUTSIDE

ATTACHED BOILER CUPBOARD

Located just outside the kitchen door, Housing "Glow Worm" gas boiler (not tested by Charles Eden).

GARDEN 90ft

Mainly laid to lawn, paved patio area adjacent to house, summerhouse, greenhouse, flower/shrub borders.

GARAGE/WORKSHOP

Double-glazed doors to front, pedestrian door to rear, light & power, radiator, we are advised by the sellers that there is ceiling insulation. Door to:

WC

Low level WC, stainless steel sink with cupboard under, extractor fan.

ATTACHED STORAGE CUPBOARD

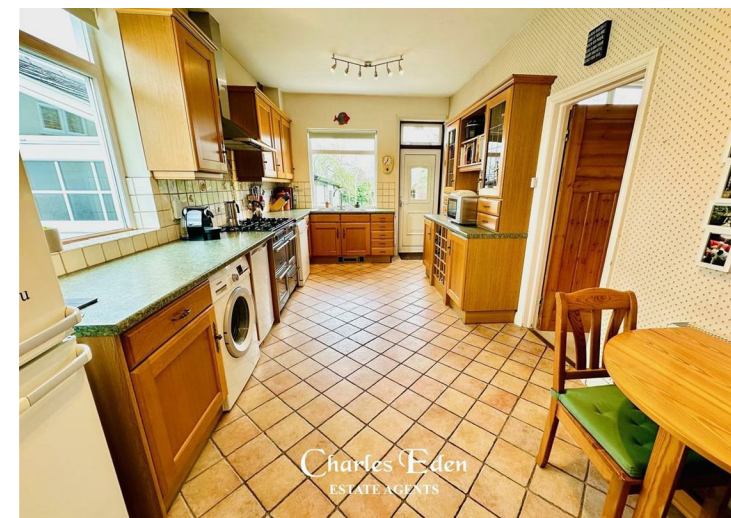
Accessed from outside, at rear of garage.

FRONTAGE

Off-street parking for several cars.

COUNCIL TAX F

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.



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