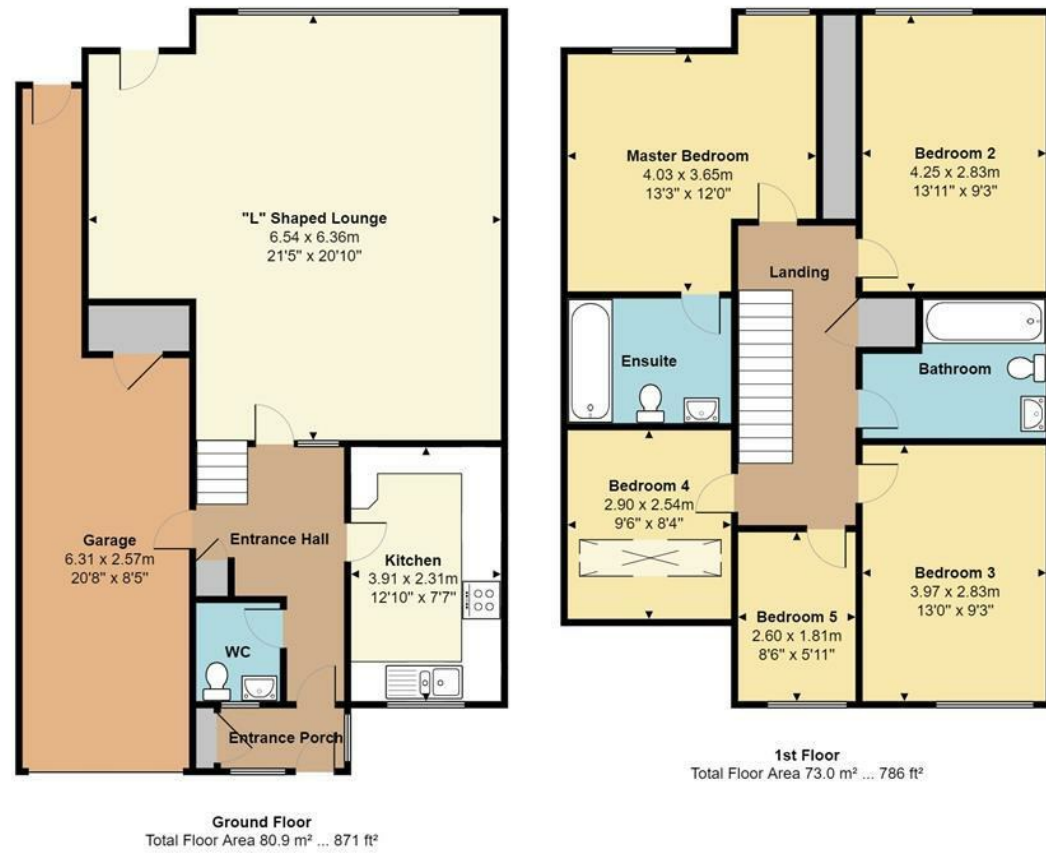


Dellfield Close, Beckenham, BR3

Total Floor Area: 153.9 m² ... 1657 ft²

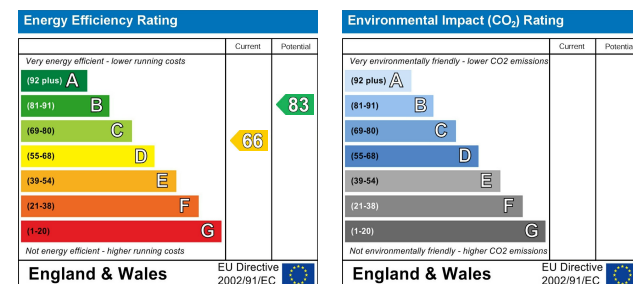
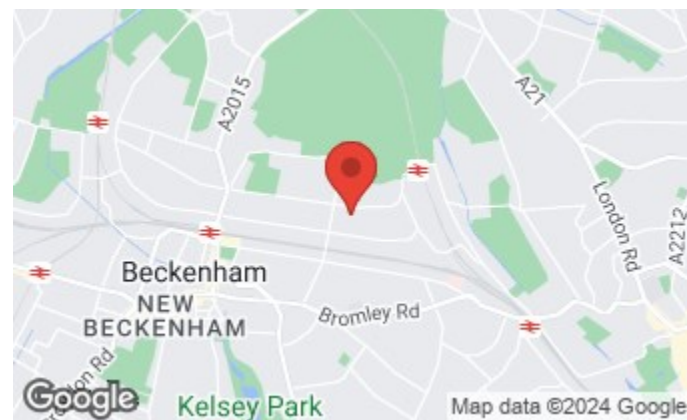


Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com



8, Dellfield Close, Beckenham, Kent BR3 5UJ
Guide Price £839,995 Freehold

MAP



Set in a pleasant cul de sac this is a five bedroom two bathroom two storey Wates built end of terrace townhouse located in a sought after area within a third of a mile of Beckenham Place Park with its beautiful grounds. Beckenham Junction Station (0.7 mile) and Ravensbourne Station (0.4 mile) are convenient to the property. Beckenham High Street is about 3/4 mile.



020 8663 1964
charleseden.co.uk



Charles Eden are pleased to offer this popular style of two storey Wates built family end of terrace townhouse with west facing rear aspect situated in a pleasant cul de sac. It has five bedrooms and is in a very sought after location within a third of a mile of Beckenham Place Park with its beautiful grounds which have been the subject of much improvement recently.

Offering generous accommodation, including entrance hall, cloakroom/wc, open plan L-shaped lounge/diner and a separate kitchen to the ground floor; whilst to the first floor is a landing with master bedroom with en-suite, four further bedrooms and a family bathroom. Outside the rear garden is approximately 30' with a westerly aspect and an integral 23' garage provides further potential for extension of the accommodation subject to the necessary planning consents. Other benefits include: gas fired central heating (not tested by Charles Eden) and double glazing.

Dellfield Close is situated off Foxgrove Road. It is a convenient and sought after location being only 0.7 mile from Beckenham Junction Station with its rail services to Victoria and London Bridge, Tramlink access to Croydon and onto Wimbledon. Whilst Ravensbourne Station for Blackfriars and via City Thameslink to Bedford, is under half a mile distant. Additionally there is convenient bus route access. Beckenham High Street, which is within 2/3rds of a mile, has a variety of shops, supermarkets, bars, restaurants and a cinema.

ENTRANCE PORCH

Double glazed door and 2 double glazed windows to front and side, bin cupboard, cupboard housing gas meter.

Double glazed door to:

ENTRANCE HALL

Cloaks cupboard, radiator, laminate wood floor.

Stairs to first floor.

Door to garage.

CLOAKROOM / WC

Double glazed window to front, low level WC, corner wash hand basin, radiator, vinyl flooring.

'L' SHAPED LOUNGE 21'5 x 20'10

Double glazed door and double glazed window to rear overlooking rear garden, coved ceiling, three radiators, fitted carpet.



KITCHEN 12'10 x 7'7

Double glazed window to front, range of wall and base units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, integrated fridge and electric double oven, four ring gas hob with chimney over, serving hatch to lounge with sliding glass doors, breakfast bar under, radiator, part tiled walls, tiled floor.

STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Access to loft housing British Gas 330 boiler (not tested by Charles Eden), airing cupboard housing hot water cylinder with slatted shelves over.

MASTER BEDROOM 13'3 x 12'0

Two double glazed windows to rear, coved ceiling, two built-in double wardrobes, radiator, fitted carpet.

EN-SUITE BATHROOM WC

Paneled bath with mixer tap and shower attachment, wash hand basin with mixer tap and cupboard under, concealed cistern WC, radiator, extractor fan, tiled walls, vinyl flooring.

BEDROOM TWO 13'11 x 9'3

Double glazed window to rear, coved ceiling, radiator, built-in double wardrobe, radiator, fitted carpet.

BEDROOM THREE 13'0 x 9'3

Double glazed window to front, coved ceiling, radiator, built-in wardrobe, radiator, fitted carpet.

BEDROOM FOUR 9'6 x 8'4

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

BEDROOM FIVE 8'6 x 5'11

Double glazed window to front, coved ceiling, open eaves storage area, radiator, fitted carpet.

FAMILY BATHROOM

White suite comprising paneled bath with twin grip handles, mixer tap and shower attachment, wash hand basin with mixer tap and cupboard under, concealed cistern WC, radiator, extractor fan, tiled walls, vinyl flooring.



OUTSIDE

REAR GARDEN 45ft

Westerly aspect, paved patio, lawn flower and shrubs beds.

PRIVATE DRIVE

Off street parking in front of Garage.

INTEGRAL GARAGE 61ft

Roller door, plumbing for washing machine, storage cupboard, electric meter, part glazed door leading out to rear garden.



FRONTAGE

Tiered paved levels.

COUNCIL TAX F

EPC RATING D



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