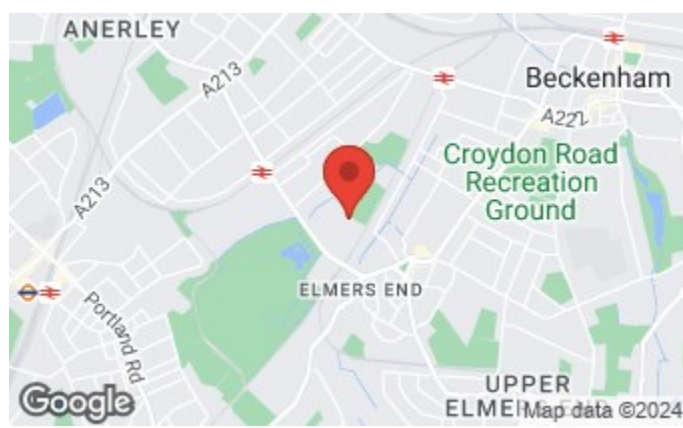


TOTAL FLOOR AREA: 1668sq.ft. (155.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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18, Maberley Road, Beckenham, BR3 4DX
 Guide Price £800,000 Freehold

MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	82	58

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		

Charming five-bedroom semi-detached house comprising three reception rooms, one bathroom and two shower rooms, approx 90' rear garden, off street parking. Conveniently located just 0.2 miles away from Elmers End station and Tramstop with versatile transport links to London Bridge, Charing Cross, East Croydon, and Wimbledon.



020 8663 1964
 charleseden.co.uk



Welcome to this charming five-bedroom semi-detached house on Maberley Road, Beckenham. This property boasts three reception rooms, perfect for entertaining guests or relaxing with the family. With one bathroom and two shower rooms, there will be no more waiting in line during the morning rush.

The highlight of this home is the large rear garden, ideal for summer barbecues or simply enjoying the fresh air. The kitchen is spacious and well-equipped, making meal preparation a breeze.

What sets this property apart is the extension to the rear and loft, providing additional living space and enhancing the overall appeal of the house. Imagine the possibilities for creating your own personal haven within these expanded areas.

Conveniently located just 0.2 miles away from Elmers End station and Tramstop with versatile transport links to London Bridge, Charing Cross, East Croydon, and Wimbledon. Whether you work in the city or enjoy exploring different parts of London, this location offers easy access to various destinations.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision the life you could create in this wonderful property on Maberley Road.

ENTRANCE PORCH

Double glazed door and windows to front, tiled floor. Part glazed door and window leading into:-

ENTRANCE HALL

Recessed spot lights to ceiling, understairs cupboard, radiator, stairs to first floor, laminate wood flooring.

CLOAKROOM / WC

Recessed spot lights to ceiling, fully tiled shower, low level WC, wash hand basin with mixer tap inset in vanity unit, fully tiled walls,

LOUNGE 15'0" x 12'1"

Double glazed bay window to front, recessed spot lights to ceiling, fireplace (blocked), double radiator, laminate wood flooring. Bi-fold double doors to:

OPEN PLAN KITCHEN / DINING ROOM

DINING AREA 12'11 x 11'2

Double doors to family room, recessed spot lights to ceiling, double radiator, laminate wood flooring.

KITCHEN AREA 18'4 x 12'0

Double glazed sliding doors to rear leading out to garden, recessed spot lights to ceiling, comprising a range of base units with worksurfaces over, single bowl sink with mixer tap, Island with breakfast bar, cupboards and drawers under, five ring gas hob and cooker hood over, electric single oven and microwave housed in tall unit integrated fridge freezer, laminate wood flooring. Door to garage.



CONSERVATORY / FAMILY ROOM 13'07" x 9'10"

Triple aspect. Double glazed sliding doors leading out to rear garden, double glazed window to side, roof lantern, recessed spot lights to ceiling, double radiator, laminate wood flooring.

STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Opaque double glazed window to side, fitted carpet.

BEDROOM ONE 15'6 x 12'4

Double glazed bay window to front, recessed spot lights to ceiling, Fitted wardrobes, radiator, fitted carpet.

BEDROOM TWO 12'0" x 10'11"

Double glazed window to rear, recessed spot lights to ceiling, radiator, two built-in wardrobes, fitted carpet.

BEDROOM THREE 8'9" x 6'9"

Double glazed window to front, recessed spot lights to ceiling, double radiator, fitted carpet.

BATHROOM / WC

Two opaque double glazed windows to rear and side, recessed spot lights to ceiling, Victorian style roll top bath with freestanding taps to side, fully tiled shower/jacuzzi, low level WC, fully tiled walls, tiled flooring.

STAIRS TO SECOND FLOOR

Fitted carpet.

LANDING

Fitted carpet.

BEDROOM FOUR 12'0 x 11'0

Double glazed window to rear, recessed spot lights to ceiling, radiator, fitted carpet. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to rear, recessed spot lights to ceiling, fully tiled shower cubicle with Jacuzzi, wash hand basin with mixer tap inset in vanity unit, low level WC, chrome ladder style towel rail, fully tiled walls, tiled flooring.

BEDROOM FIVE 9' minimum x 8'2 (sloping ceiling)

Double glazed 'Velux' style roof window to front, recessed spot lights to ceiling, radiator, fitted carpet. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed 'Velux' roof style window to front, fully tiled shower cubicle, wash hand basin with mixer tap inset in vanity unit, low level WC, chrome ladder style towel rail, fully tiled walls, tiled flooring.

OUTSIDE

REAR GARDEN 90' approx

Decked area adjacent to rear of house with wooden Pergola, mainly laid to lawn with shrubs, trees

FRONTAGE/PARKING

Brick paved with parking for 2 cars.

GARAGE

Currently used as a home gym. With up and over door to front, power and light. 'Valliant' gas boiler (not tested by Charles Eden).

COUNCIL TAX E

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.



**18 Maberley Road
Beckenham
BR3 4DX**

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