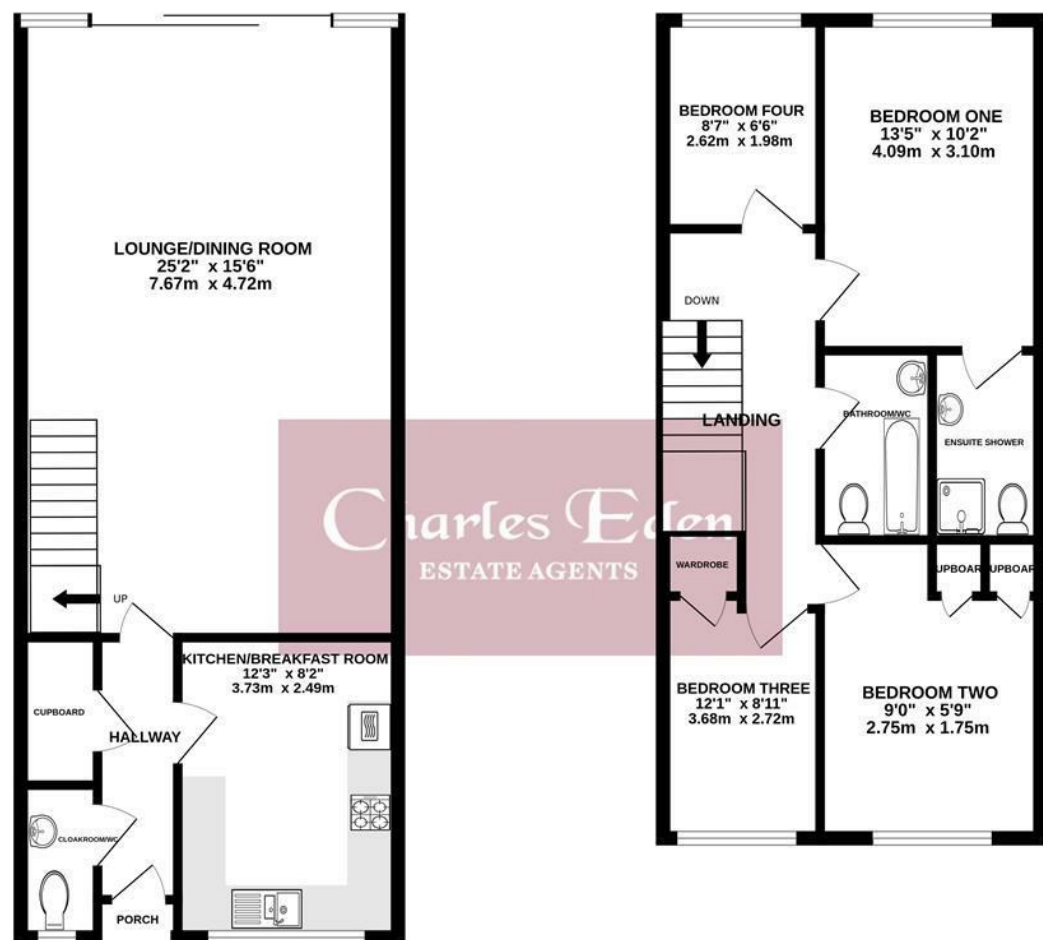


GROUND FLOOR

1ST FLOOR



SQUARE FOOTAGE TAKEN FROM EPC

TOTAL FLOOR AREA : 1119sq.ft. (104.0 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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Charles Eden
ESTATE AGENTS



210B, Ravensbourne Avenue, Beckenham, BR3 5HG
Guide Price £700,000 Freehold

MAP



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

A great location for this four bedroom two storey townhouse being literally just down the road from Beckenham Place Park, within .25 miles of Ravensbourne Station and about 1.2 miles from Beckenham Junction and Beckenham High Street.

With no onward chain this is a property to be viewed.



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This four bedroom two storey townhouse is well presented boasting a downstairs cloakroom, 25ft reception and a fitted kitchen to the ground floor with four bedrooms, an en suite shower to main bedroom and separate family bathroom to the first. Outside is a rear garden of approximately 50 ft at the bottom of which is a double garage approached via a rear vehicular slip road.

Excellent situated being in what feels like a rural setting but only a few hundred yards from Ravensbourne Railway Station and with Beckenham Place Park located at the end of the road. There are local shops in Shortlands Village (approximately two thirds of a mile) and the more comprehensive shopping facilities of Bromley and Beckenham are within easy reach (both are a little over a mile distant).

INTEGRAL PORCH

Personal door leading into:

HALLWAY

Cloaks/storage cupboard,
Oak hardwood flooring

CLOAKROOM/WC

Opaque high level double glazed window to front, low level WC, wall mounted wash hand basin with mixer tap and tiled splashback, chrome ladder style heated towel rail, tiled flooring



LOUNGE/DINING ROOM 25'2 x 15'6

Double glazed sliding doors leading out to rear garden, coved ceiling, recessed spot lights, two pendant light fittings over dining area, double radiator, Oak hardwood flooring.
Stairs to first floor.

KITCHEN/BREAKFAST ROOM 12'3 x 8'2

Double glazed window to front, comprising a range of wall, base and drawer units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap, double oven in housing unit, four ring gas hob with cooker hood over, space for fridge freezer, part tiled walls, slate tiled flooring.

STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Oak hardwood flooring.

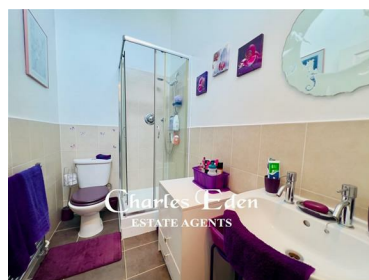
BEDROOM ONE 13'05 x 10'2

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

Door to:

EN-SUITE SHOWER ROOM

Opaque high level window, shower cubicle, pedestal wash hand basin, low level WC, chrome ladder style heated towel rail, part tiled walls, tiled flooring.



BEDROOM TWO 9'0 x 5'9

Double glazed window to front, two single built-in wardrobes with cupboards over one housing 'Worcester' boiler, double radiator, fitted carpet.

BEDROOM THREE 12'1 x 8'11

Double glazed window to front, coved ceiling, built-in single cupboard with cupboard over, double radiator, fitted carpet.

BEDROOM FOUR 8'7 x 6'6

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

BATHROOM/WC

Opaque high level double glazed window, white suite comprising paneled bath with taps, pedestal wash hand basin with mixer tap, low level WC, chrome ladder style heated towel rail, part tiled walls, tiled flooring.

OUTSIDE

REAR GARDEN 50ft

Decked area adjacent to rear of house, with steps leading down to lawn with pathway to garage.

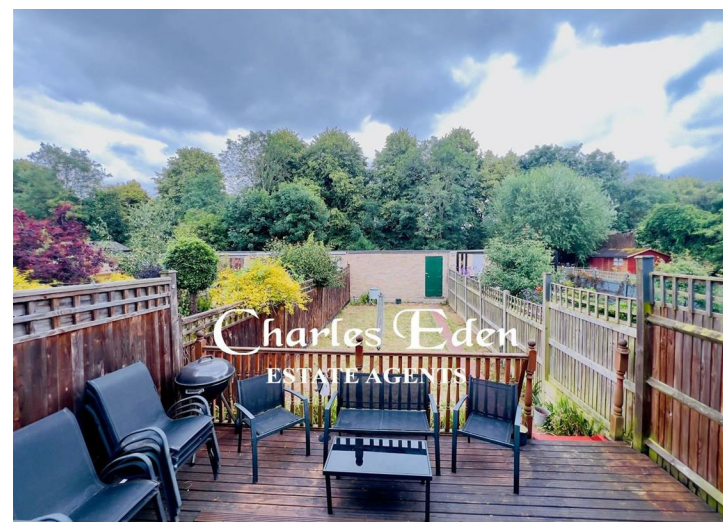
DOUBLE GARAGE

Up and over door, pedestrian door to rear, accessed via slip road to rear.



COUNCIL TAX D

EPC RATING C



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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