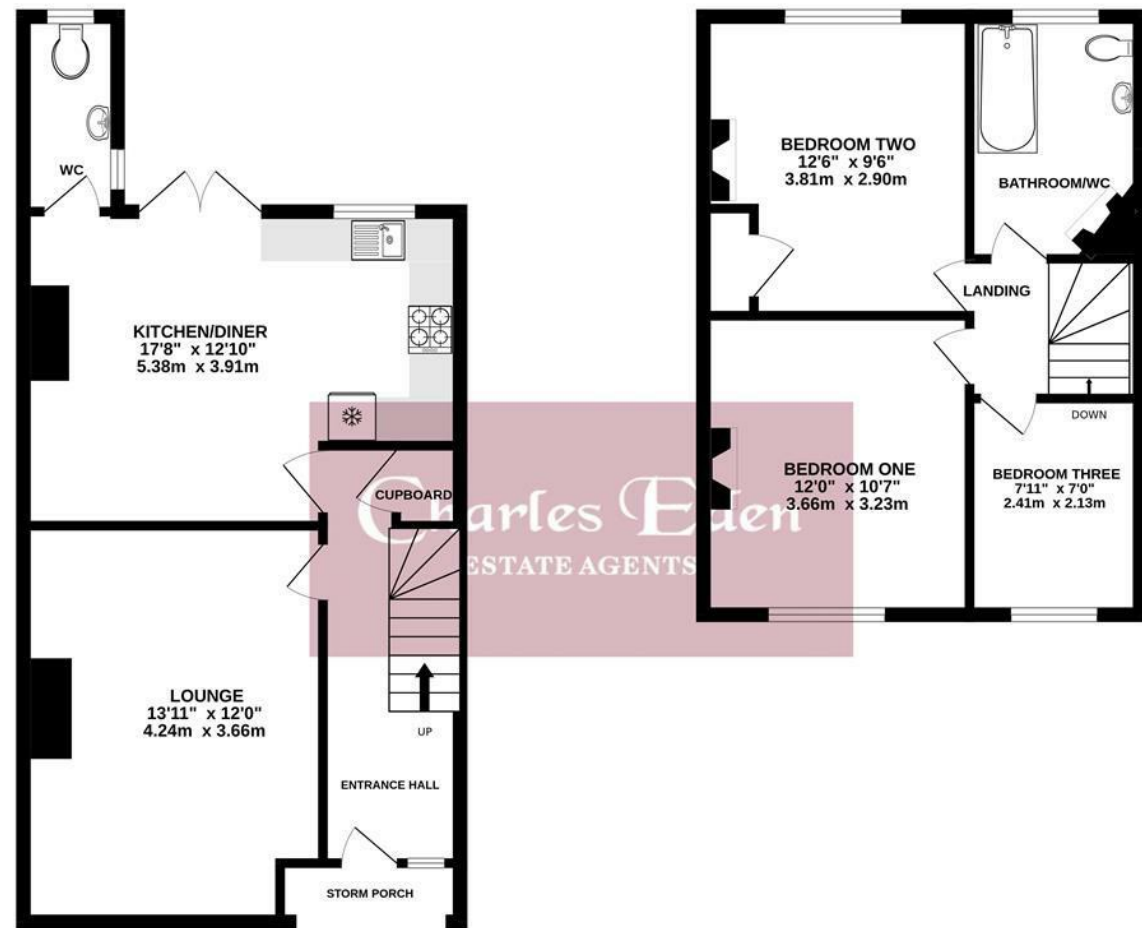


GROUND FLOOR

1ST FLOOR



SQUARE FOOTAGE TAKEN FROM EPC

TOTAL FLOOR AREA: 861sq.ft. (80.0 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. Made with Metropix C2024

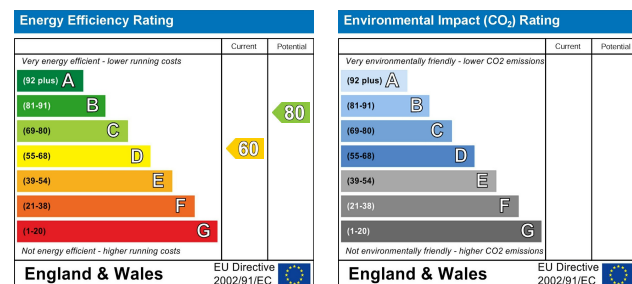
# Charles Eden

ESTATE AGENTS



15, Durban Road, Beckenham, BR3 4EY  
Guide Price £750,000 Freehold

MAP



Charles Eden are pleased to present this delightful three bedroom terraced period property, situated on the charming Durban Road in Beckenham. Both location and accommodation make it an ideal family home. The property exudes character with its period features, adding a touch of elegance to the living space.

Beckenham itself is a sought-after area, known for its community feel and excellent amenities.

Balgowan School is around 0.2 of a mile. CHAIN FREE.



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Durban Road is a popular location particularly because it falls close to Balgowan Primary School. The Croydon Road Recreation Ground is within a 1/4 mile boasting the famous Bowie Bandstand as well as a great recreational space. Local shops and transport can be found in Croydon Road whilst Beckenham High Street is under half a mile. Nearby are versatile transport links noting Clock House BR Station is just over half a mile with Beckenham Junction BR Station just over 3/4 mile.

This mid terrace period home comprises of: Hallway, reception room and open plan kitchen/diner overlooking the garden to the ground floor. There are 3 bedrooms and a bathroom to the first floor. Outside is a pleasant circa 60ft rear garden. The property boasts double glazed sash windows and gas central heating.

### STORM PORCH

### HALLWAY

Coved ceiling, under stairs storage cupboard, laminate wood flooring.

### LOUNGE 13'11 x 12'0

Two glazed sash windows to front, coved ceiling, picture rails, open fire place, double radiator, fitted carpet.

### OPEN PLAN KITCHEN/DINER 17'8 x 12'10

### DINING AREA

Double doors leading out to rear garden, radiator, laminate wood flooring.

Door leading to:

### KITCHEN AREA

Glazed sash window to rear, recessed spot lights to ceiling, range of wall, base and drawer units with worksurfaces over, stainless steel sink and drainer with mixer tap, oven, four ring gas hob with cooker hood over, space for fridge/freezer, wall mounted 'Valliant' boiler (not tested by Charles Eden), laminate wood flooring.

### CLOAKROOM/WC

Opaque single glazed window to side, double glazed window to rear, recessed spot light to ceiling, low level WC, wash hand basin.

### STAIRS TO FIRST FLOOR

Dado rail, fitted carpet.

### LANDING

Fitted carpet.

### BEDROOM ONE 12'0 x 10'7

Glazed sash window to front, coved ceiling, ornate wrought iron fireplace, double radiator, fitted carpet.

### BEDROOM TWO 12'6 x 9'6

Glazed sash window to rear, coved ceiling, picture rail, ornate wrought iron fireplace, double radiator, fitted carpet.

### BEDROOM THREE 7'11 x 7'0

Glazed sash window to front, radiator, fitted carpet.

### BATHROOM /WC

Opaque sash window to rear, access to loft, recessed spot lights to ceiling. White suite comprising paneled bath, with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level WC, ornate cast iron fireplace, radiator, laminate wood flooring.

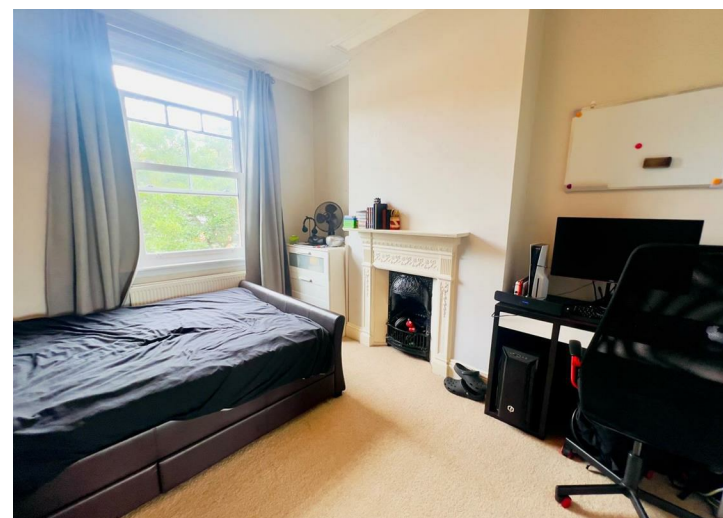
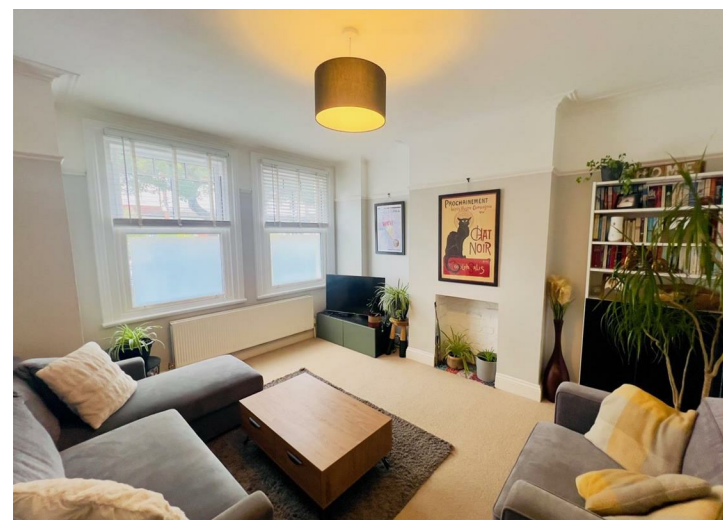
### OUTSIDE

### REAR GARDEN 60ft

Decked area adjacent to rear of property, mainly laid to lawn with shrubs and trees, garden shed.

### COUNCIL TAX D

### 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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Beckenham  
BR3 4EY

www.charleseden.co.uk  
1 Kelsey Park Road, Beckenham, Kent, BR3 6LH

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