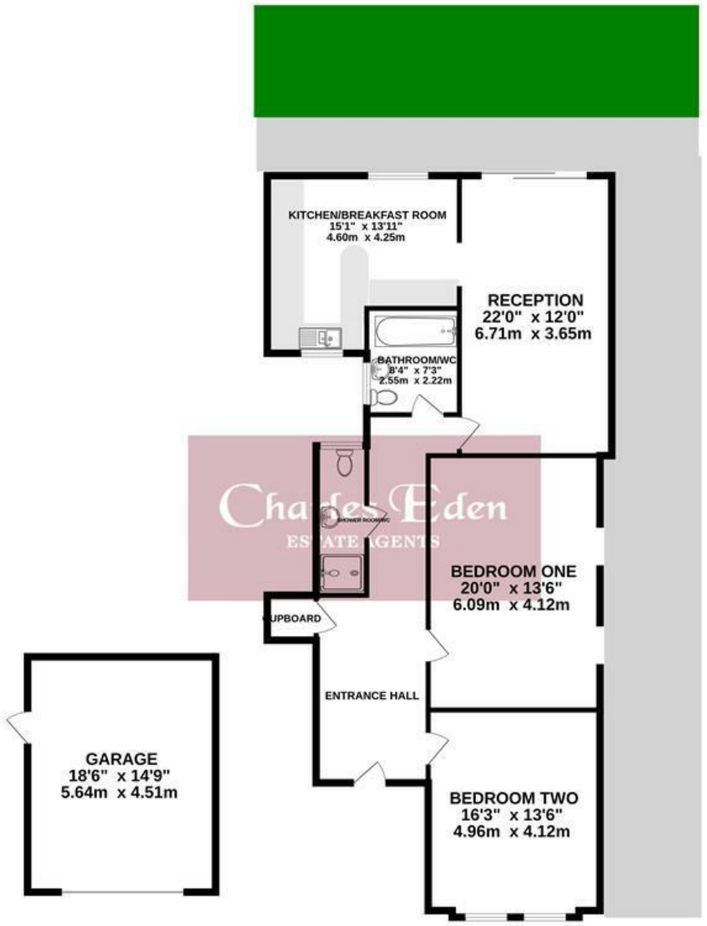
GROUND FLOOR
1259 sq.ft. (117.0 sq.m.) approx.



Charles Eden
ESTATE AGENTS

SQUARE FOOTAGE TAKEN FROM EPC

TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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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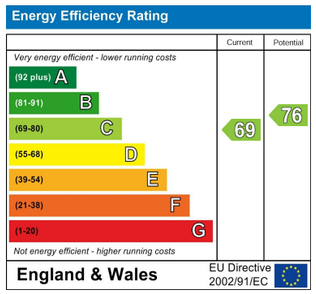

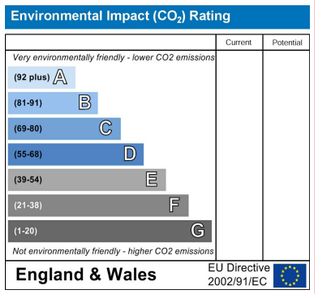

CHARLES EDEN

17, Beckenham Road, Beckenham, Kent BR3 4PL
Guide Price £500,000 Leasehold

*** Guide Price £500,000 - £540,000 ***

Charles Eden are delighted to present this remarkable (north of 1200 sqft) two bedroom (19'11 x 18'1 & 13'11 x 13'10) , two bathroom, ground floor period conversion with side access to private garden at the rear. The property also offers an abundance of character features along with a private garage, off street parking and is presented to market CHAIN FREE.

THE GUILD PROPERTY PROFESSIONALS

020 8663 1964
charleseden.co.uk

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COMMUNAL COVERED PORCH
Part glazed door with windows to front leading into

COMMUNAL HALL
Personal door leading into

HALLWAY
Double glazed window to side, recessed spot lights to ceiling, coved ceiling, understairs storage cupboard, radiator,
tiled flooring.

SHOWER ROOM/WC
Opaque double glazed window to rear, recessed spot lights to ceiling, coved ceiling, fully tiled shower cubicle, low level WC, wash hand basin, radiator,
vinyl flooring.

RECEPTION ROOM 21'11 x 11'11
Double glazed patio doors to rear leading to steps down to garden, wall lights, radiator housed in decorative cover, two inset display cabinets, laminate wood flooring.
Door leading into:

KITCHEN / BREAKFAST ROOM 15'1 x 14'0
Double aspect. L-shaped.
Double glazed window to front, double glazed window to rear, coved ceiling, recessed spot lights to ceiling, range of wall, base and drawer units with worksurfaces over, two stainless steel sink units inset in worktop with mixer tap, space for range gas cooker with 5 ring gas hob and cooker hood over, space for upright fridge freezer, integrated dishwasher and washing machine, breakfast bar, part tiled walls, radiator,

BEDROOM ONE 19'11 x 18'1
Two double glazed windows to side, ornate ceiling rose, ornate oved ceiling, picture rails, radiator, fitted carpet.

BEDROOM TWO 13'11 x 13'10
Two double glazed windows to front, ornate ceiling rose, ornate coved ceiling, radiator, fitted carpet.

BATHROOM / WC
Opaque double glazed window to side, coved ceiling, recessed spot lights to ceiling, comprising tiled paneled bath with shower over, shower screen, pedestal wash hand basin, low level WC, radiator, part tiled walls, tiled flooring.

OUTSIDE

GARDEN 40' approximately
Paved patio adjacent to rear of property, laid to lawn with trees, garden shed, access to front via garden gate.

FRONTAGE
Off Street parking for one car

GARAGE
Up and over door, power and light.

LEASE
125 years as of 25th March 1992 (799 years remaining)

MAINTAINANCE
Approx £1,000 per annum (Includes buildings insurance & communal lighting)

GROUND RENT
£100 pa

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.

CHARLES EDEN

Ground Floor Flat West
17 Beckenham Road
Beckenham
Kent
BR3 4PL

www.charleseden.co.uk
71 High Street, Beckenham, Kent, BR3 1AW

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