



Beckett Walk, Beckenham

Asking Price £425,000



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Property Summary

Propertyworld is proud to act as sole agents on this stunning two bedroom maisonette with PRIVATE GARAGE located in a beautiful private cul-de-sac, just off Kent House Road. Perfect positioned for the centre of Sydenham and Penge, close to Crystal Palace Park, yet quiet and leafy with a strong community spirit within the close itself. This super property has been lovingly upgraded throughout by the current owners and as such is offered to the market in what we consider to be fabulous condition. This super property benefits from spacious accommodation which is laid out over two floors, excellent proportions, generous room sizes throughout and a large loft. The details include: a fitted kitchen with beech fronted units and a fabulous view to rear over local allotments and greenery, to side there a separate dining area. the lounge is beautiful with fitted carpet neutral decor and huge window to front flooding the room in light and offering pretty views into the close, there are two GENUINE DOUBLE bedrooms on the first floor - both with built in wardrobes, stylish bathroom with tiled walls, walk in shower with mains shower plus there is a large loft - boarded and with light - ideal for storage. The property benefits from fabulous light throughout, double glazing, gas central heating, PRIVATE GARAGE and phenomenal amounts of storage. This is a very special property in our opinion and we expect interest to be very high. Please call Propertyworld on 020 8659 1005 to make your appointment to view.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

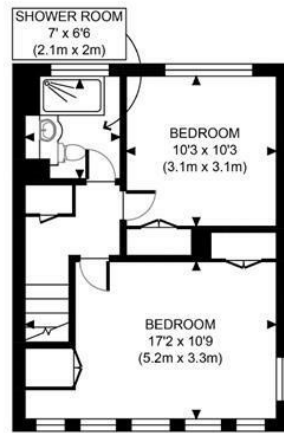
- Two bedroom maisonette
- Split level property
- Private entrance
- Private garage
- Residential cul de sac
- Rare to market
- Very spacious accommodation
- Flooded in light
- Dining room + separate kitchen
- Beautiful outlook

Our Vendor Loves...

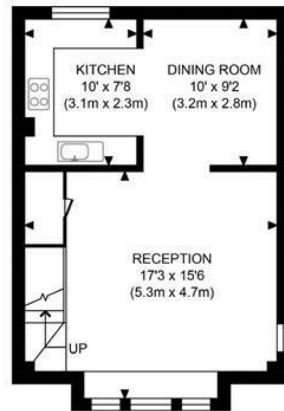
"We fell in love with the close the minute we drove in and felt the community spirit immediately. We had never viewed a maisonette before and were struck by the light when we entered and the lovely view over the allotments out the back. It feels like a house and we have loved living here but it is time to move on".



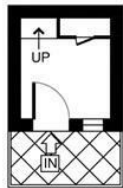




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 402 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 432 SQ FT



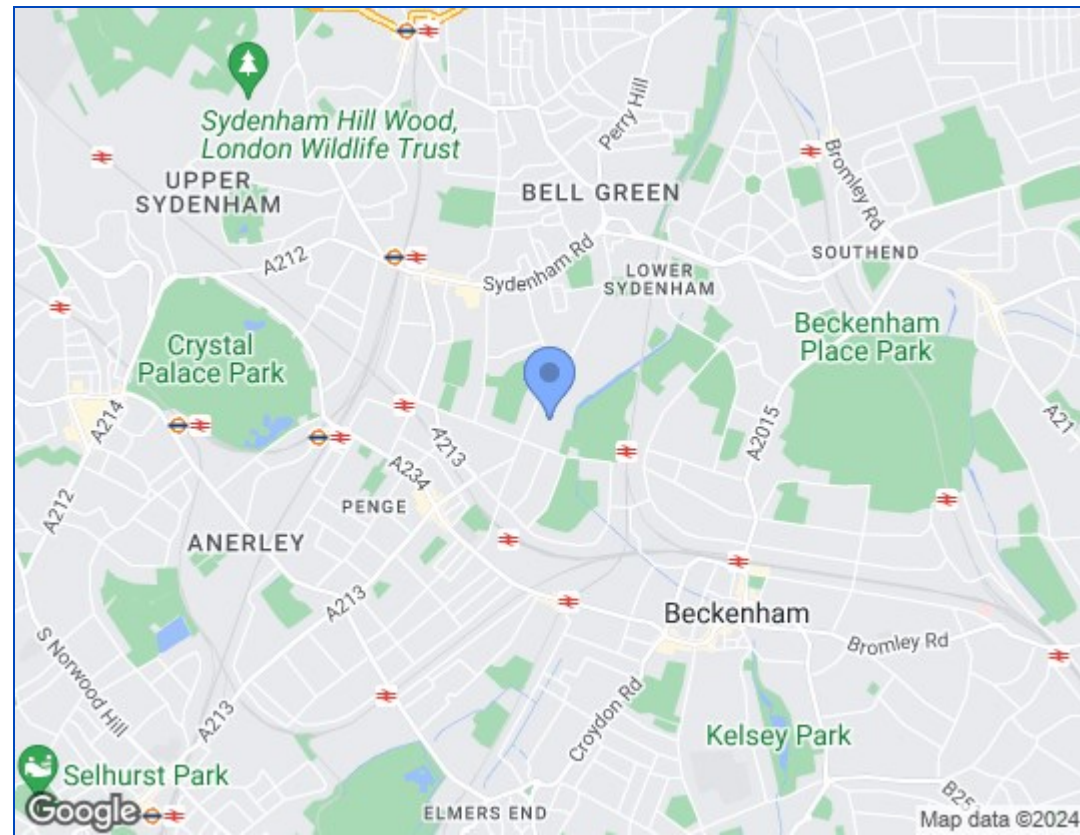
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 65 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 899 SQ FT / 84 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Beckett Walk

29/01/22



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		62	73
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

