



Beckenham Road, Beckenham

Guide Price £800,000



4



3



2



D

Property Summary

Guide Price: £800,000 -£825,000

Property World is proud to offer this beautifully presented FOUR bedroom, TWO bathroom semi detached Victorian house with its own SELF CONTAINED STUDIO / GRANNY FLAT. This substantial house has been lovingly upgraded in the past year by the current owners and as such is offered to the market in simply stunning condition. The accommodation is spacious and beautifully proportioned throughout, offering versatile and generous living space throughout. Flooded in light with SOUTH FACING rear garden and OFF STREET PARKING for two cars this is a rare and fabulous opportunity. The details include: on the ground floor there is a welcoming and attractive hallway with stripped wooden floors and neutral decor, there is a fabulous lounge to front with a feature fireplace, recess shelving, neutral decor and high ceilings, there is a second reception / bedroom on the ground floor that is beautifully presented and looks out to the rear garden, the kitchen / diner is stunning with bi folding doors onto the SOUTH FACING, an extensive range of wall and base units, integrated appliances plus a beautiful tiled floor, plus there is also a downstairs W.C and utility space. On the first floor there are three bedrooms one with an en suite shower room. On the top floor is a unique self contained studio apartment with its own private bathroom and kitchenette - ideal to RENT OUT (£1000pcm) or for family members or even an au pair. Wow.

Further benefits include three fabulous garden, a fabulous location (two mainline stations within walking distance), OFF STREET PARKING, FREEHOLD tenure plus a stunning finish throughout and much more. This is stunning family home offered to the market in fabulous condition. Call Property World on 0208 488 0011 to view.

Sydenham Sales

020 8488 0011

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Property Summary

- Four bedroom house
- Beautifully renovated
- Two bathrooms
- Off street parking
- South facing rear garden
- Stunning kitchen / diner
- SELF CONTAINED STUDIO (in the loft)
- Fabulous location
- EPC rating is D
- Council tax is D

Our Vendor Loves...

"I love this house and am very pleased with the renovation. There is generous living space on every floor and the kitchen is gorgeous.

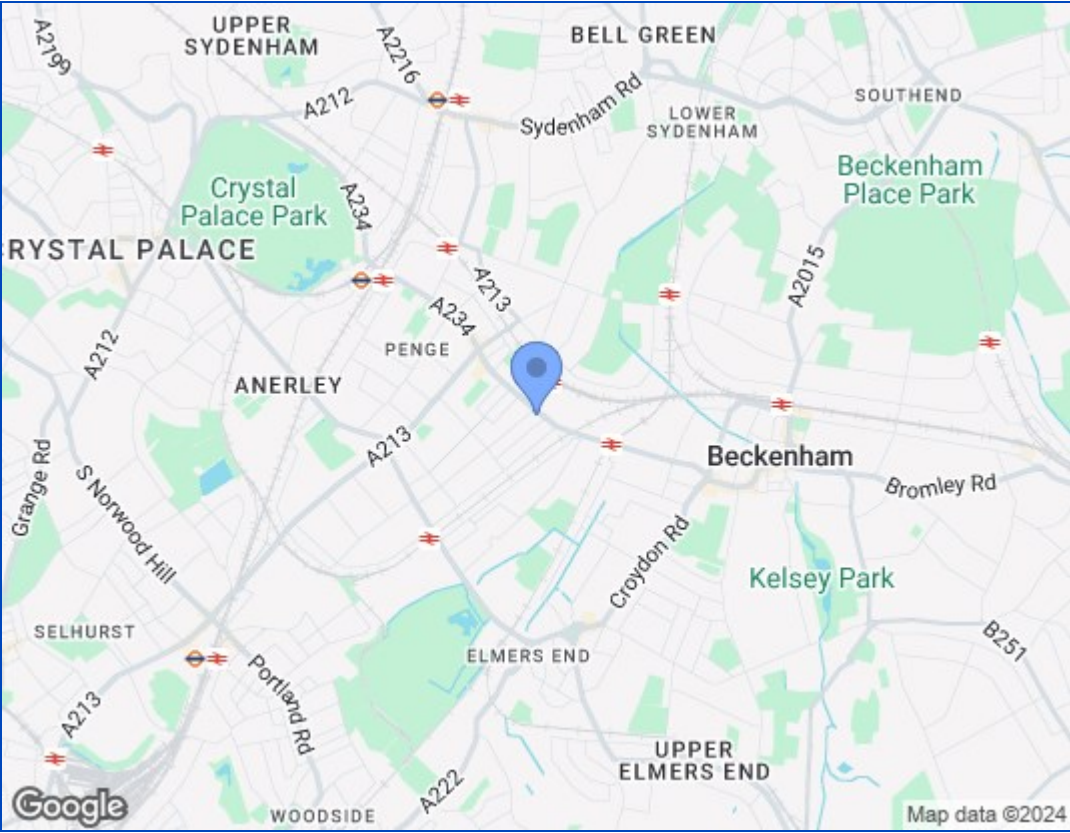
It is also definitely worth noting, that the property is a 2-minute walk to Kent House station (trains to London Victoria & Orpington) and 5 min walk to Clock House station (trains to London Bridge & Hayes)"







APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1478 SQ FT / 137 SQM	Beckenham Road
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1432 SQ FT / 133 SQM	
<small>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.</small>	
<small>19/09/23</small> 	



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			
		64	83
England & Wales		EU Directive 2002/91/EC	

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