



Ambleside Road, BR1 | £750,000

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NEW HOMES



## In General

- 1,036 Square Feet
- Freehold
- Two private patios
- Three bedrooms
- Close to Beckenham Park
- Newbuild
- Two bathrooms
- Quiet road
- Underfloor heating

## In Detail

This beautifully designed three-bedroom home offers 1,036 square feet of contemporary living space in one of Beckenham's most desirable locations. Thoughtfully crafted for modern family life, the property combines elegant design with practical features, creating a home that is both stylish and functional.

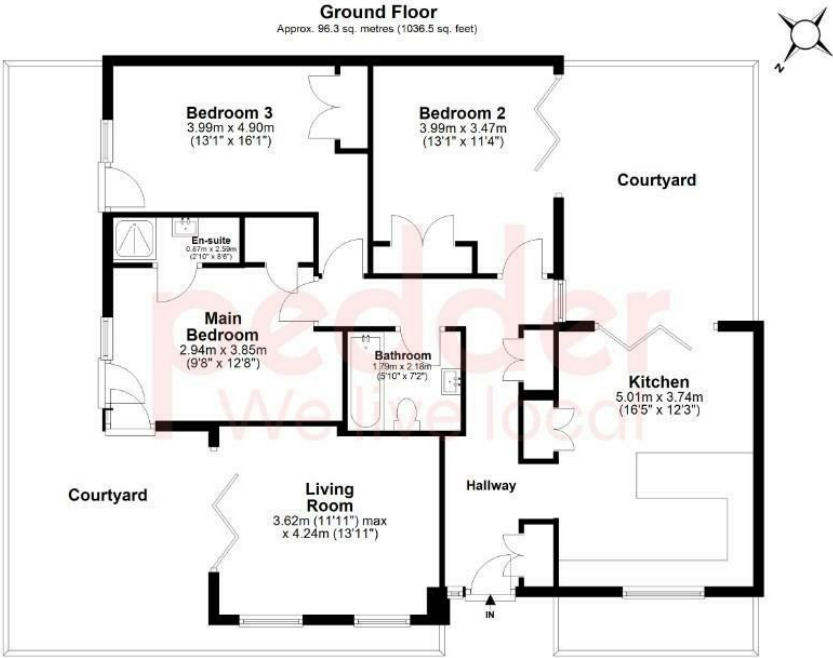
The interior boasts three generously sized bedrooms, including a master suite complete with its own en-suite bathroom, alongside a well-appointed family bathroom. At the heart of the home is a large, open-plan kitchen and dining area that seamlessly extends onto a private courtyard, perfect for outdoor dining and entertaining. A spacious living room opens onto a landscaped garden and second courtyard, providing a tranquil setting for relaxation and family gatherings. High ceilings and extensive built-in storage throughout ensure a sense of space and convenience, making this property ideal for growing families.

This home is built with energy efficiency in mind, featuring excellent insulation and eco-conscious design. It benefits from gas mains with underfloor heating throughout, ensuring warmth and comfort in every room. The kitchen is fitted with premium Bosch appliances, all included as part of the sale, adding a touch of luxury and convenience. For peace of mind, the property comes with a 10-year structural warranty.

Outside, the beautifully landscaped courtyards and garden offer a serene escape, blending greenery with contemporary design. Located in Beckenham, this home benefits from excellent transport links, with Beckenham Junction and Ravensbourne stations nearby, offering fast connections to London Victoria and London Bridge. The area is renowned for its vibrant community, independent shops, and cafes, as well as outstanding schools. A true highlight is Beckenham Place Park, just moments away—a vast green space featuring woodlands, a lake for wild swimming, and a lively cafe culture. Perfect for weekend walks, picnics, and outdoor activities.



# Floorplan



Total area: approx. 96.3 sq. metres (1036.5 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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