

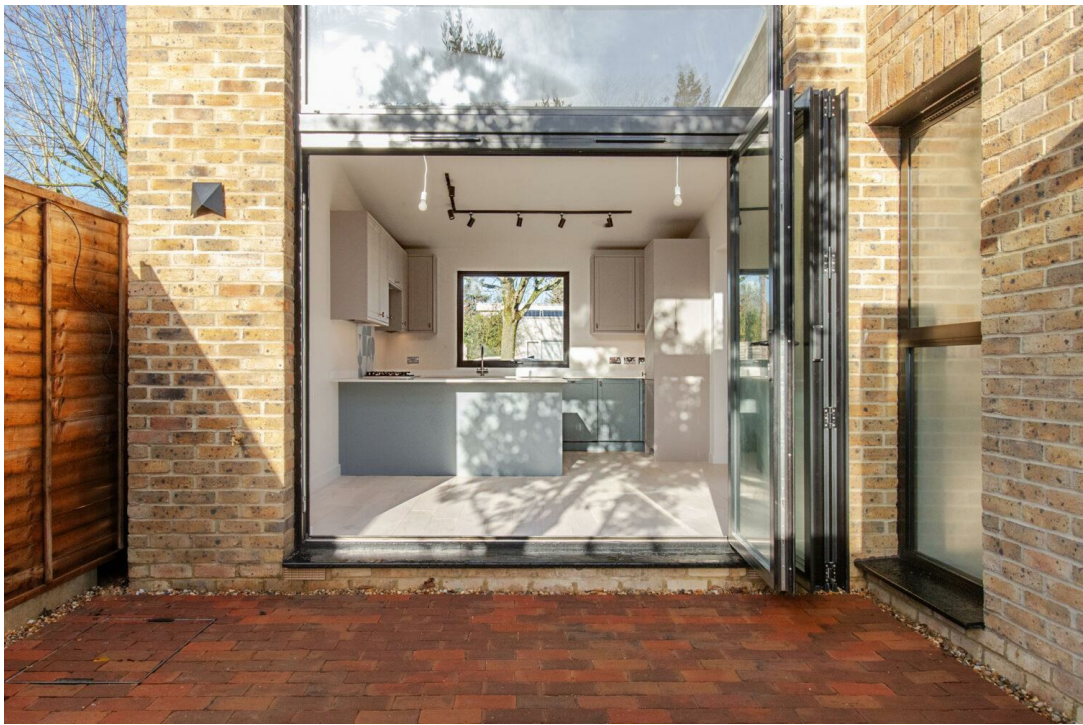


Ambleside Road, BR1 | £750,000

02087029999

newhomes@pedderproperty.com

pedder
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.

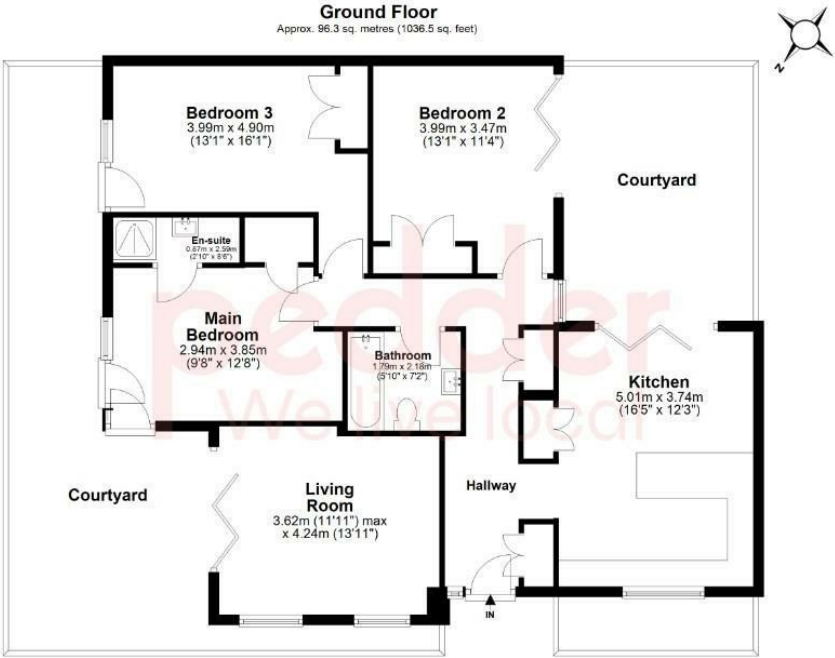
The interior boasts three generously sized bedrooms, including a master suite complete with its own en-suite bathroom, alongside a well-appointed family bathroom. At the heart of the home is a large, open-plan kitchen and dining area that seamlessly extends onto a private courtyard, perfect for outdoor 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)

Copyright www.pedderproperty.com 2024. These plans are for representation purposes only as Defined by RICS - Code of Measuring Practice. Not drawn to scale. windows and door measurements are approximate. please check dimensions, shapes and compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(81-101) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.