



homezone

**£675,000 Freehold**

**43 Rectory Green**

Beckenham, BR3 4HX

- BRIGHT AND SPACIOUS MID CENTURY MODERN THREE BEDROOM LINK DETACHED HOUSE
- CHAIN FREE
- PRIVATE ESTATE
- GROUND FLOOR CLOAKROOM/WC
- DOUBLE GLAZING & WARM AIR HEATING SYSTEM
- TANDEM GARAGE AND DRIVEWAY WITH OFF STREET PARKING FOR TWO VEHICLES
- SOUTH-EAST FACING COURTYARD GARDEN
- 8 MINUTES WALK TO CLOCK HOUSE RAILWAY STATION & 12 MINUTES WALK TO BECKENHAM JUNCTION RAILWAY STATION
- 5 MINUTES WALK TO BECKENHAM TOWN CENTRE VIA PRIVATE GATE IN BECKENHAM ROAD
- NEAREST SCHOOLS BALGOWAN PRIMARY, ST. CHRISTOPHER'S THE HALL & HARRIS ACADEMY BECKENHAM



### Homezone Property Services

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Located in the heart of Beckenham, this desirable link detached house is perfect for professional singles and couples, downsizers, upsizers, or growing families. Set within a quiet private estate, this home boasts a tranquil southeast-facing paved courtyard garden, a perfect oasis for entertaining and enjoying the afternoon sun.

Step inside to discover a neutrally decorated interior, with mid-century modern touches throughout. The living/dining room and entrance hall feature full-length windows, filling the house with an abundance of natural light. The classic central mid-century staircase leads to three double bedrooms and a fully tiled bathroom with four-piece suite on the first floor, arranged around a sunlit landing, and on the ground floor you will find an exquisite Arts and Crafts style ground floor cloakroom with WC.

For convenience, this property is less than a 5-minute walk to Beckenham Town Centre via a private gate onto Beckenham Road, offering easy access to shops, restaurants, and all amenities. You'll also find Clock House railway station just an 8-minute walk away, and Beckenham Junction Station with tramlink connecting to Wimbledon an easy 12-minute stroll.

Parking is a breeze with a paved driveway to the front of the house with space for two vehicles and a tandem garage for additional parking and storage. Nearby schools include Balgowan Primary and St Christophers The Hall independent school, making this property an ideal choice for families.

Don't miss out on the opportunity to make this your new home. Arrange a viewing today and experience the charm and convenience of living in this sought-after location.



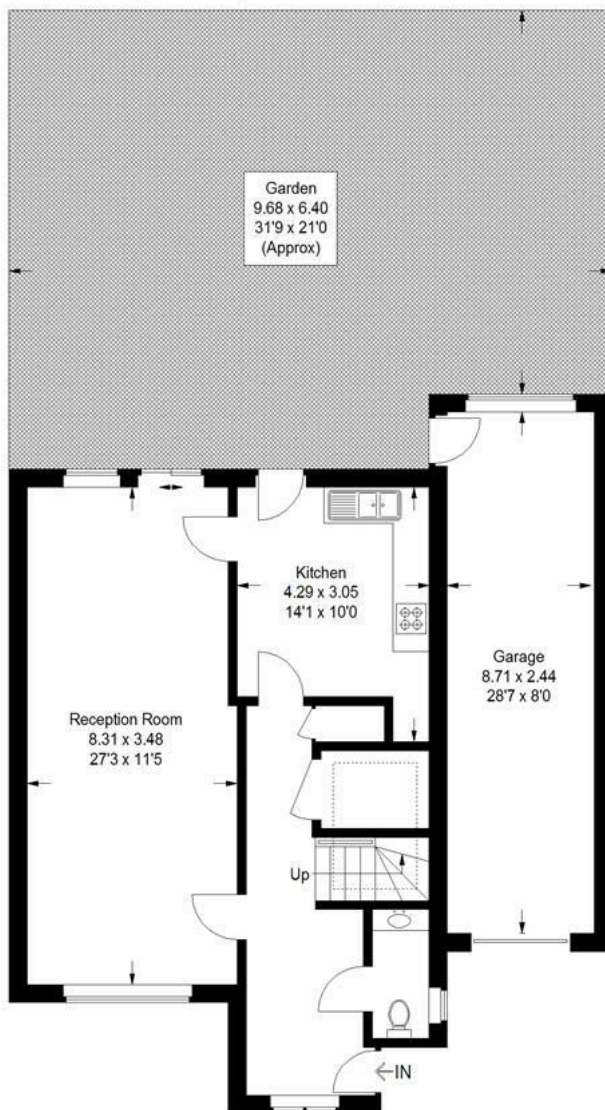
## Rectory Green, BR3

Approximate Gross Internal Area

118.1 sq m / 1271 sq ft

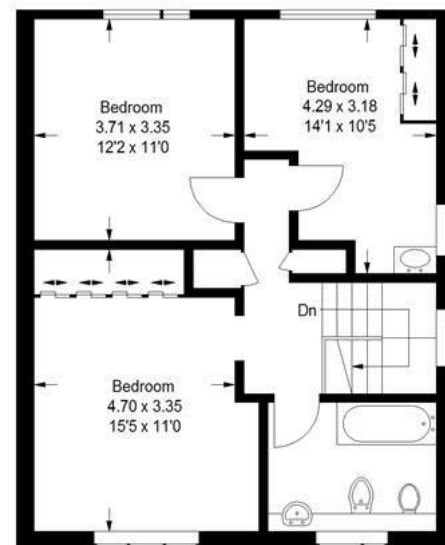
Garage = 21.7 sq m / 234 sq ft

Total = 139.8 sq m / 1505 sq ft



**Ground Floor**

⊞ = Reduced Headroom Below 1.5 M / 5'0



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1061899)



### **ENTRANCE HALL**

Solid wooden panelled door, opaque bevelled full length window, heating vent, understairs storage cupboard housing Johnson & Stanley Economaire 50 warm air unit, ceiling light fitting, fitted carpet.

### **CLOAKROOM/WC**

Plywood door, white aluminum framed opaque double glazed window to side. white suite comprising inset wash hand basin with vanity cupboard, low-level WC, heating vent, parquet flooring, ceiling light fitting.

### **LIVING/DINING ROOM**

White door, white aluminium framed double glazed full-length window to front, white aluminium framed double-glazed full-length window to rear, four wall light points, heating control point, two heating vents, door to:

### **KITCHEN**

White door, white aluminium framed double-glazed window to rear, range of white wall and base units with laminate worktops over incorporating stainless steel double sink and drainer with chrome mixer tap, tiled splashbacks, space for cooker, space for fridge freezer, space and plumbing for washing machine, heating vent, ceiling light fitting, vinyl flooring, door to living/dining room.

### **FIRST FLOOR LANDING**

White aluminium framed opaque double-glazed window to side, heating vent, airing cupboard housing hot water cylinder, storage cupboard, hatch to loft, ceiling light fitting, fitted carpet.

### **BEDROOM 1**

Plywood door, white aluminium framed double-glazed window to front, fitted wardrobes with sliding louvred doors, heating vent, ceiling light fitting, fitted carpet.

### **BEDROOM 2**

Plywood door, white aluminium framed double-glazed window to rear, heating vent, ceiling light fitting, fitted carpet.

### **BEDROOM 3**

Plywood door, white aluminium framed double-glazed window to rear, fitted wardrobes with sliding doors, vanity unit with inset sink and marble effect laminate countertop. heating vent, ceiling light fitting, fitted carpet.

### **BATHROOM**

Plywood door, white aluminium framed opaque double

glazed window to front, white suite comprising panelled bath, fitted cabinets along one wall with laminated countertop over incorporating wash hand basin with chrome mixer tap and low-level WC with concealed cistern, bidet, chrome heated towel rail, tiled walls, recessed downlights, vinyl flooring.

### **OUTSIDE**

FRONT: Decorative retro concrete block wall, paved driveway.

REAR: Paved courtyard garden with shrub and flower border, outside tap, fenced boundaries with rear boundary brick wall, step up to kitchen door, door to:-

### **GARAGE**

Tandem garage attached to side of house with lighting, power, electric and gas meters, fusebox, opaque full length panelled window to rear, part glazed door to garden.

### **ESTATE SERVICE CHARGE**

Estate Service Charge: £130 per annum contribution towards the upkeep and cleaning of the Estate's roads, drains, Estate lighting, and removal of garden waste (paid yearly in October).

Please Note:

We have been advised by Rectory Green Management Ltd that although residents of the property have the right of way through the estate on the roads and pavements, with the benefit of the views of the Estate grounds, there is no permission to use the estate green (there is also no requirement to contribute to the maintenance of the green). All prospective buyers are advised to check with their solicitors for the specifics of the legal rights.

### **EPC**

Rating: E.

### **COUNCIL TAX**

London Borough of Bromley.

Band: F.

### **UTILITIES**

Electricity: Mains connected, current supplier is OVO Energy.

Gas: Mains connected, current supplier is OVO Energy.

Water: Mains connected, supplier is Thames Water.

Estimated Broadband Speeds: Basic 15mbps/Superfast 80 mbps/Ultrafast 1000 mbps.

Mobile Coverage: EE/Vodafone/Three/O2.

Satellite/Fibre/TV Availability: BT/Sky/Virgin.

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.