



homezone

£575,000 Freehold

Dell Cottage, 2a Rectory Road

Beckenham, BR3 1HW

- CHARMING VICTORIAN 3 BEDROOM DETACHED HOUSE
- CHAIN FREE
- IN NEED OF MODERNISATION
- GROUND FLOOR WC
- DOUBLE ASPECT LIVING ROOM
- DOUBLE GARAGE & COBBLESTONE DRIVEWAY
- LOW MAINTENANCE GARDEN
- 3 MINUTES WALK TO BECKENHAM JUNCTION RAILWAY/TRAM STATION
- 5 MINUTES WALK TO BECKENHAM TOWN CENTRE
- NEAREST SCHOOLS INCLUDE HARRIS PRIMARY BECKENHAM GREEN & ST. CHRISTOPHER'S THE HALL



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*** CASH BUYERS ONLY *** Oozing charm and character, is this beautiful Victorian DETACHED cottage, originally built for the station master of Beckenham Junction railway station. This captivating property is ripe for a contemporary makeover to realise its full potential.

For train enthusiasts or those wanting the shortest walk to a station with fast services to London, this is the perfect property, being so closely located near to Beckenham Junction station. A short walk will take you to the centre of the thriving High Street with its popular independent shops and restaurants, not to mention M&S Foodhall and Waitrose, practically on your doorstep!

Accommodation includes a welcoming entrance hall, downstairs cloakroom with wc, a double aspect living room that leads into a spacious kitchen with a walk-in larder and door leading to the garden. Upstairs are three bedrooms in the eaves with a bathroom accessible from the master bedroom.

At the front of the house is a picturesque cottage garden with lawn, shrub and flower borders, a high fence to the front providing privacy and a pathway to the front door with an adjacent picket fence and picket gate. To the side of the property is another generous area of garden lawn and a paved courtyard.

A generous double garage with two sets of wooden double doors, no doubt originally purposed as stables due to the cobbled driveway that extends into the two garage areas, provides secure parking for two cars or could be converted into a further reception room in the main house (subject to the usual planning consents). The driveway provides further off street parking.

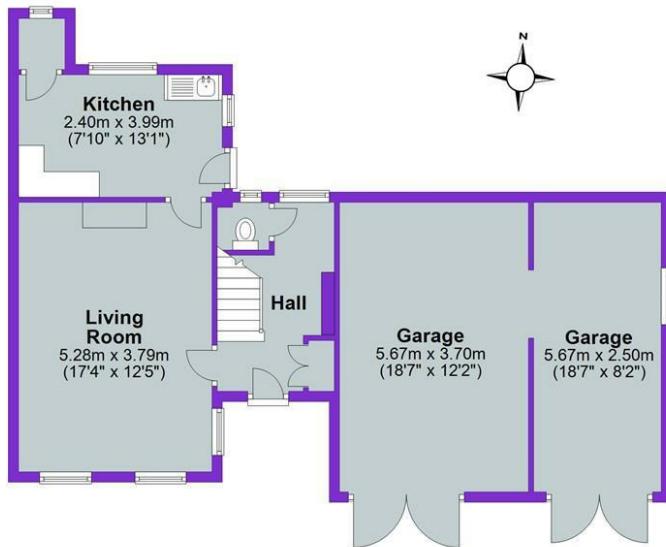
Nearest schools include Harris Primary Academy Beckenham Green and St Christopher's The Hall. Popular green spaces nearby include Beckenham Green, Kelsey Park and Beckenham Place Park.

Call now on 020 3794 7545 to arrange a viewing of this very special property.



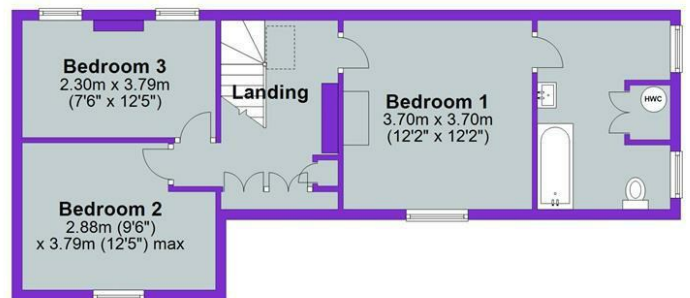
Ground Floor

Approx. 76.0 sq. metres (817.8 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.3 sq. feet)



Total area: approx. 129.0 sq. metres (1388.0 sq. feet)

ENTRANCE HALL

Solid wood painted panelled front door with opaque glazed panels, aluminium framed double glazed window to rear, understairs cupboard with telephone point, chimney breast with built-in cupboard, fitted coats cupboard housing electric meter and fusebox, textured papered walls, textured papered ceiling, exposed floorboards, coving, ceiling light fitting, stairs to first floor.

CLOAKROOM

Painted wooden door, aluminium framed opaque double glazed window to rear, low level wc, vinyl papered walls, tiled floor, ceiling light fitting.

LIVING ROOM

Wooden door, twin white aluminium double glazed windows to front, white aluminium double glazed window to side, tiled fireplace surround and hearth with gas fire, fitted corner cupboard housing gas meter, tiled floor, textured papered walls, textured papered ceiling, ceiling light fitting, door to

KITCHEN

Wooden painted panelled door with glazed top panel, aluminium double glazed window to rear and side, walk-in tiled shelved larder with window, Formica wall and base units with stainless steel sink and drainer with chrome taps, wall mounted water heater, telephone point, tiled walls, coving, recessed downlights, ceiling fan, wooden painted panelled side door with three opaque glazed panels opening to garden.

FIRST FLOOR LANDING

Opaque roof light window, fitted wardrobes, textured papered walls, textured papered ceiling, hatch to roof space, coving ceiling light fitting.

BEDROOM 1

Wooden painted panelled door, white aluminium framed double glazed window to front, tiled fireplace surround and hearth, telephone point, boarded floor, ceiling light fitting, door to bathroom.

BEDROOM 2

Wooden painted panelled door, white aluminium framed double glazed window to front, capped gas pipe, vinyl flooring, ceiling light fitting.

BEDROOM 3

Wooden panelled painted door, twin white aluminium framed double glazed windows to rear, ceiling light fitting, boarded floor.

OUTSIDE

FRONT: Attractive cottage garden laid to lawn with mature shrub and flower borders and fenced boundaries, picket gate with picket side fence and pathway leading to front door.

REAR: Courtyard paved patio with path to lawned area, planted shrubbery and fenced boundaries, wall mounted lights, water tap, pathway to front gate set in front fence.

DOUBLE GARAGE: Twin sets of double doors, two separate garages separated by a wall with an opening between the two garages, wall mounted electric meters and fusebox, two fluorescent strip lights, wooden framed window to side, water tap, cobblestone paved driveway providing off street parking.

COUNCIL TAX

London Borough of Bromley.
Band: D

EPC

Band: G

TENURE

Freehold.

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.