



homezone

**£550,000 Freehold**

**71 Upper Elmers End Road**

Beckenham, BR3 3QX

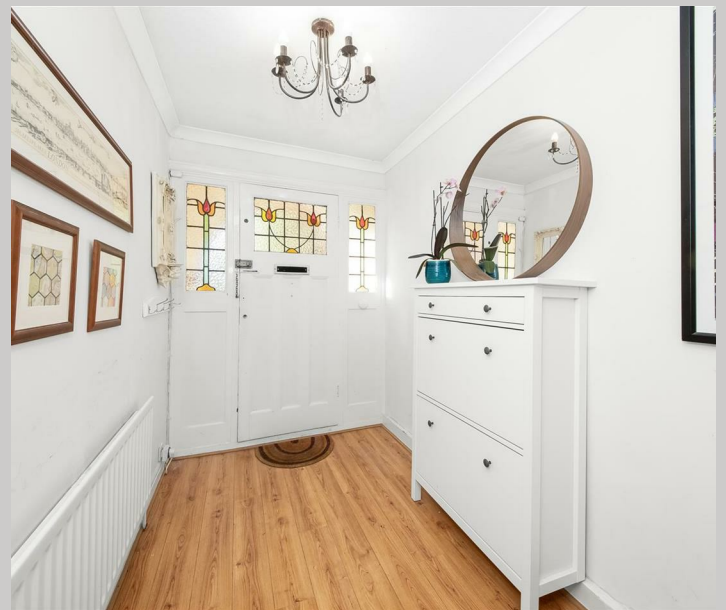
- BRIGHT AND SPACIOUS 1930'S THREE BEDROOM MID TERRACE HOUSE WITH POTENTIAL TO EXTEND (SUBJECT TO LOCAL AUTHORITY PERMISSION)
- TWO RECEPTION ROOMS WITH FEATURE FIREPLACES, BESPOKE FITTED STORAGE CUPBOARDS, SHELVING, COVING AND WOOD FLOORING
- EXQUISITE STAINED GLASS, DOUBLE GLAZING AND GAS CENTRAL HEATING
- ATTRACTIVE CONTEMPORARY BATHROOM (NEW IN 2021)
- WELL MAINTAINED 80' REAR GARDEN WITH GARDEN SHED AND TWO PATIO AREAS
- 9 MINUTES WALK TO ELMERS END RAILWAY STATION AND TRAMLINK
- NEAREST SCHOOLS INCLUDE MARION VIAN PRIMARY, THE LANGLEY PARK SCHOOLS & EDEN PARK HIGH SCHOOL
- LOCAL SHOPS, CAFES AND RESTAURANTS CLOSE BY, TOGETHER WITH A TESCO SUPERSTORE
- EASY ACCESS TO BECKENHAM TOWN CENTRE
- CONVENIENT FOR CREASE PARK, CROYDON RECREATION GROUND & SOUTH NORWOOD COUNTRY PARK



### Homezone Property Services

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Charming mid-terrace house, full of original period features, perfect for couples looking to start a family, families, and downsizers alike, conveniently located close to Elmers End Railway Station and Tramlink providing easy access to London Bridge, Charing Cross, Wimbledon, Beckenham, and Croydon.

Upon entering, stunning wood flooring flows gracefully through the entrance hall, living room, and dining room. This cosy home boasts attractive fireplaces that add a touch of character and warmth to each reception room. Marvel at the beautiful stained glass adorning the main front door and windows, creating a picturesque first impression.

In the living room, thoughtfully designed bespoke fitted cupboards and shelving provide a stylish focal point together with the beautiful marble fireplace. The recently remodeled bathroom showcases a contemporary white bathroom suite, complete with a shower over the bath and gorgeous white metropolitan part-tiled walls. Further features include double glazing and gas central heating, ensuring year-round comfort.

Outside, to the front, an attractive block-paved garden with a fenced boundary offers a practical space for the storage of bikes and keeping the wheelie bins subtly hidden away. The rear garden stretches to 80' and features mature shrub borders and two patio areas thoughtfully positioned to catch the sun at different times of the day. Additionally, a generously sized storage shed provides ample space for all your gardening equipment, outdoor furniture, and associated paraphernalia.

Parking is readily available on the street, or further up on the community green.

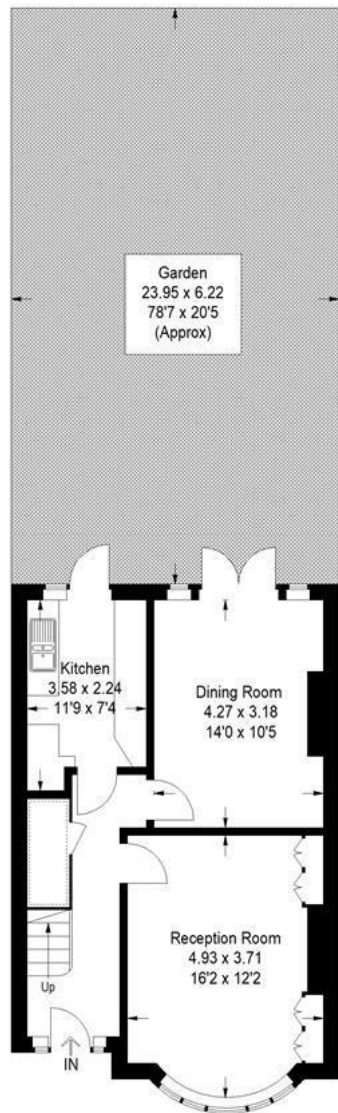
If schools are your priority, the popular Marion Vian Primary School is close by along with the Langley Park Schools, and Eden Park High School. If shops are important, you're spoilt for choice with a Tesco Superstore and an abundance of other local options with Beckenham High Street 3 minutes away by car.

Call to book your viewing now!

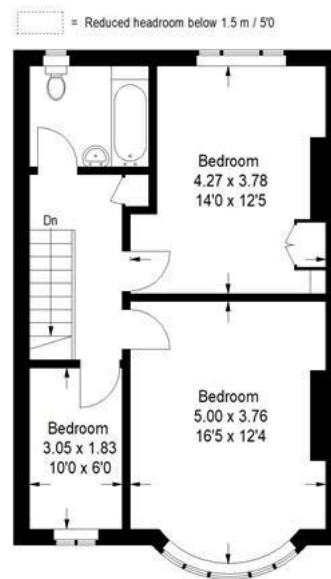


**Upper Elmers End Road, BR3**

Approximate Gross Internal Area  
 Ground Floor = 49.9 sq m / 537 sq ft  
 First Floor = 50.2 sq m / 540 sq ft  
 Total = 100.1 sq m / 1077 sq ft



**Ground Floor**



**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. (ID1038662)

### **ENTRANCE HALL**

Covered open porch, solid wood panelled front door with leaded stained glass panel and matching side lights, understairs storage cupboard housing gas and electric meters and fuseboard, radiator, wood effect laminate flooring, ceiling light fitting, stairs to first floor.

### **LIVING ROOM**

White panelled wooden door, uPVC double glazed windows to front bay, polished marble fireplace surround with hearth and gas fire, fitted cupboards with shelving either side of fireplace, double radiator, lacquered wood flooring, coving, ceiling light fitting.

### **DINING ROOM**

White panelled wooden door, single glazed hardwood French doors with full length windows either side, ornamental fireplace surround with cast iron back plate, tiled side ladders and marble hearth, double radiator, coving, ceiling light fitting, parquet wood flooring.

### **KITCHEN**

Opening to entrance hall (original wood panelled door in storage), uPVC double glazed window and door to garden, range of wall and base units with laminated worktops over incorporating stainless steel one and a half bowl sink and drainer, tiled splashbacks, space for freestanding oven, space and plumbing for washing machine, space and plumbing for dishwasher, cupboard housing 'ecoFIT pure' Vaillant gas boiler, recessed downlights, tiled floor.

### **LANDING**

Hatch to loft, linen cupboard with hot water cylinder, coving, ceiling light fitting, pine stained floorboards.

### **BEDROOM 1**

White panelled wooden door, uPVC double glazed windows to front bay, radiator, ceiling light fitting, coving, pine stained floorboards.

### **BEDROOM 2**

White panelled wooden door, uPVC double glazed window to rear, fitted wardrobe with fitted shelving and drawers to side, radiator, picture rail, fitted carpet, chimney breast airvent, coving, ceiling light fitting.

### **BEDROOM 3**

White panelled wooden door, uPVC double-glazed window to front, double radiator, coving, ceiling light fitting, limed oak effect laminate flooring.

### **BATHROOM**

White wooden panelled door, uPVC double-glazed opaque windows to rear, white bathroom suite comprising panelled bath with chrome rainfall shower over together with hand held shower attachment and chrome mixer tap, vanity unit with wash hand basin, low level W.C., chrome heated towel rail, partly tiled walls, recessed downlights, tiled floor.

### **OUTSIDE**

Front: Paved garden with planted beds, hedge boundaries and fence boundary at front.  
Rear: Attractive 80ft (24.38m) garden mainly laid to lawn with a paved patio, mature shrub and flower borders, paved path through the garden to a further patio at the far end with a spacious storage shed and rear gate providing access to the communal service road, outside tap, fenced boundaries.

### **PARKING**

On-street, where available, or further up on the nearby community green

### **EPC**

Band: D

### **COUNCIL TAX**

London Borough of Bromley.  
Band: E (£2,251.57 2023/24)

### **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 7mbps/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.