



ESTATE AGENT



Manor Road

Beckenham, BR3 5JB

Guide price £350,000

*** Guide Price £350,000 - £375,000 ***

Ideally located for Beckenham High Street, Beckenham Junction and Tram stop, as well as Kelsey Park, is this two-bedroom, split level, Victorian conversion flat.

Tastefully decorated, and presented in excellent condition, the first floor comprises an entrance hallway with under-stairs storage cupboard, a large south-west facing reception room with bay window and a separate kitchen. Upstairs, the second floor consists of a master-bedroom with wardrobe area and a three-piece family bathroom. There is also an additional double-bedroom and also landing area currently being utilised as a study. Additional benefits include, share of freehold, fitted shutters to the reception room and master bedroom, soundproof insulated plaster boards between the two floors, soundproof double-glazed windows to both bedrooms, combi-boiler with Hive heating system, un-reserved parking to the front, shared storage basement area and an enclosed communal garden shared between the four flats.

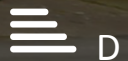
The property is located on Manor Road, a stone's throw away from the popular and vibrant Beckenham high street with its array of shops, bars and restaurants. Beckenham Junction and Tram Stop (Zone 4) is just 0.3 miles away from the property offering fast and regular services into Central London. EPC Rating D

A full professional video tour can be found on our Instagram page. Why not give us a follow? @br.estateagent

- Share of Freehold
- Split Level
- Victorian Conversion
- South-West Facing Reception Room
- Master-Bedroom with Wardrobe Area
- Three-piece Family Bathroom
- Understairs Storage Cupboard
- Communal Garden
- Central Beckenham Location
- 0.3 Miles from Beckenham Junction and Tram Stop (Zone 4)

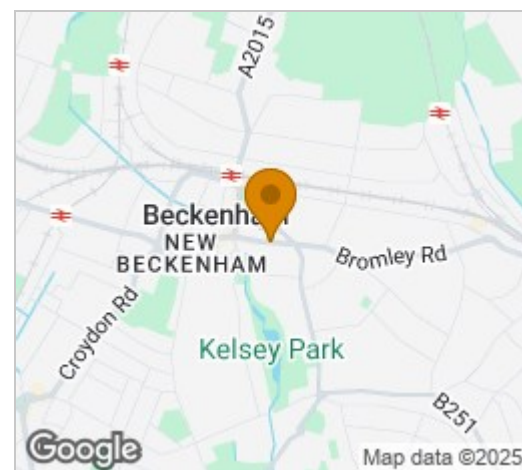
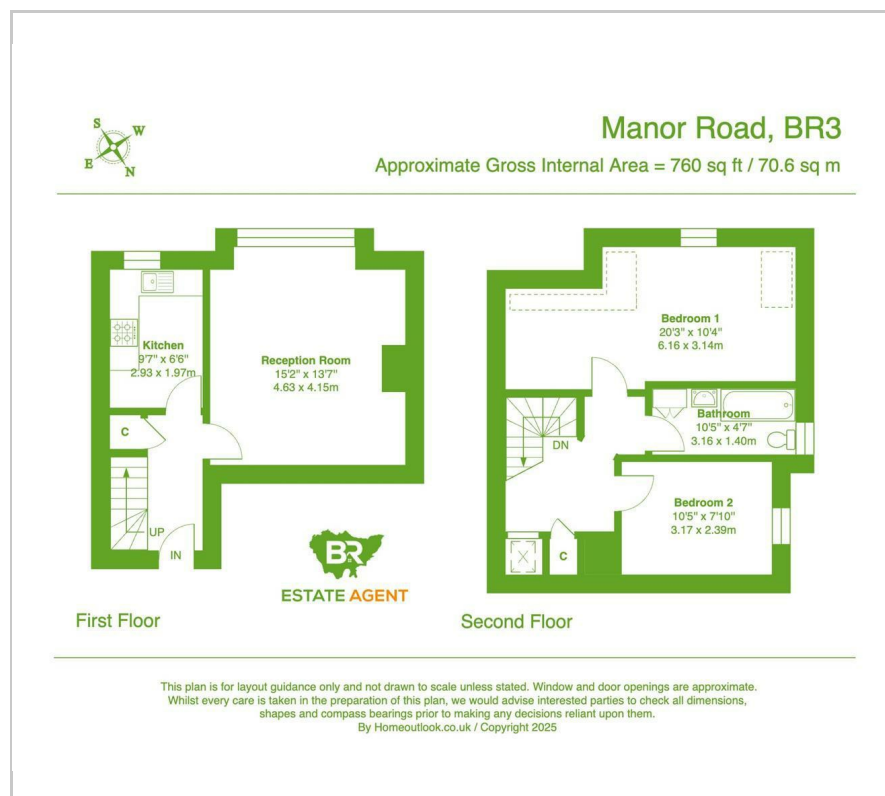
Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - low running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		63	73
<p>England & Wales</p>		EU Directive 2010/65/EU	EU Directive 2010/65/EU



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