



Ashmere Avenue, Beckenham BR3 6PQ

Asking Price Of £1,250,000 Freehold



A fantastic opportunity to purchase and modernise this substantial, detached property in a prime location in Beckenham. New to the market for the first time in over 30 years and in need of complete refurbishment this property would make a fantastic family home over of over 3,000 sq foot. The property is situated in an exclusive residential and secluded cul de sac. Ashmere Avenue boasts easy access to the many shops, leisure facilities and bars and restaurants available on Beckenham High Street. The property is within 0.5 miles of Kelsey Park and Beckenham Place Park, with woodland, open spaces and lake. Beckenham Junction and Shortlands station, both in walking distance provide excellent access into London for city commuters.

The spacious accommodation on the ground floor comprises large hallway which provides direct access to a large reception room to the front of the property with fireplace; another very large reception room feature fireplace and double glazed doors out onto a conservatory; kitchen which in turn leads to another breakfast/reception room with bi-fold doors onto the garden at the rear. Also to the ground floor are two WCs, ample storage space and two separate garages. To the first floor are five double bedrooms, one with access to a flat roof at the rear of the property, family bathroom and separate WC.

Externally, there is a paved driveway with lawned area immediately in front of the property. To the rear, there is a patio area by the property and the rest of the substantial garden is laid mainly to lawn. The planted borders include a number of mature trees providing the garden with a real sense of seclusion.

We anticipate a lot of interest in this characterful property and early viewing is recommended.

Please note this property is subject to probate and being sold by the executors of the deceased's estate and therefore replies to enquiries will be limited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please refer to

www.jdmestateagents.com

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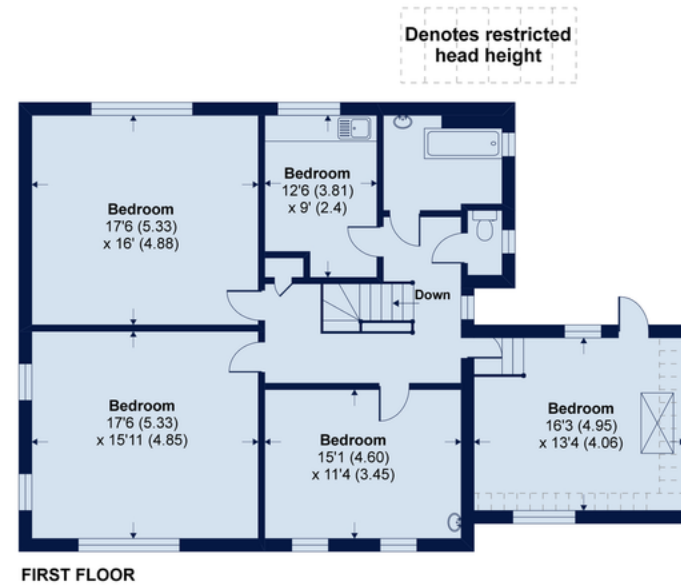
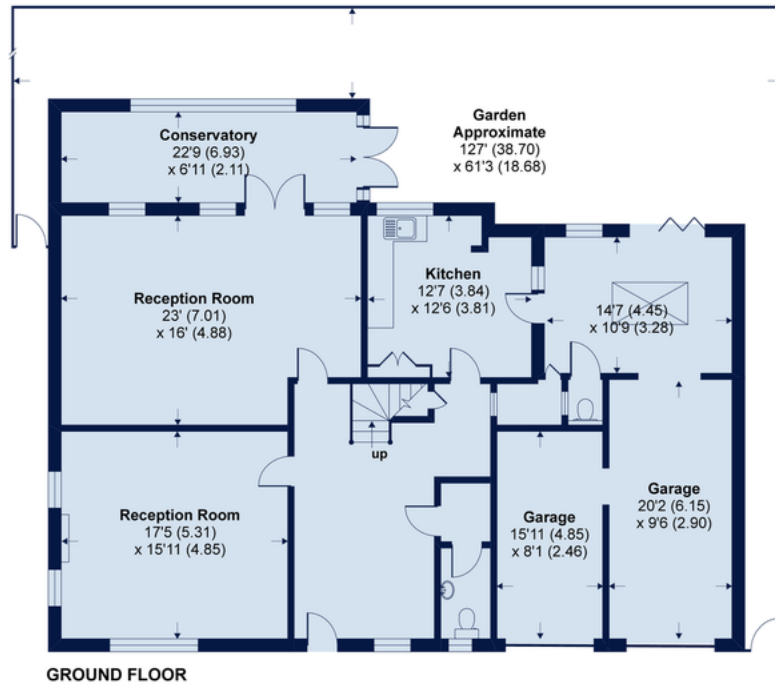
Approximate Area = 2803 sq ft / 260.4 sq m

Limited Use Area(s) = 45 sq ft / 4.2 sq m

Garage = 328 sq ft / 30.5 sq m

Total = 3176 sq ft / 295.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for JDM Estate Agents. REF: 692035

