



## Pelham Road, Beckenham

Price Guide £375,000



## Property Summary

Price Guide £375,000 - £400,000 Bought As Seen!

Propertyworld is delighted to present, this three bedroom, split-level, Victorian, maisonette, built around 1880 to the Sales market. In need of essential modernisation throughout, this property comes with its very own rear garden and Front door.

The property also has no onward chain and on that basis, we are only booking viewings with immediate proceedable purchasers, should they be interested.

The property benefits from spacious accommodation, generous room sizes and so much potential and to summarise as follows: Own private front door, with a staircase taking you up to an elongated hallway on the first floor - giving access to almost every room. All of the bedrooms are set to the front of the property, providing two double bedrooms and one single, with the Master bedroom offering a range of fitted wardrobes. At present the bathroom provides a three piece shower cubicle suite and conveniently positioned in the middle of the building. The lounge is a generous size - measuring in excess of 13ft x 12ft following with door into the kitchen. Best of all the kitchen leads out to a rear staircase that leads down to your very own private garden.

This home offers a wealth of opportunities to create your perfect home - even the potential of a loft conversion (subject to the usual planning consents and regulations) as well as having all of the creature comforts, you could wish for, not forgetting there is no onward chain.

Positioned perfectly between Penge, Beckenham and Anerley, thus rails links are just minutes walk to Kent House and Birkbeck Station.

Offered chain free, this maisonette is a rare find, in a sought-after location. If you are looking for a home that offers both character and convenience, this property is not to be missed.

Penge Sales  
020 8659 1005  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

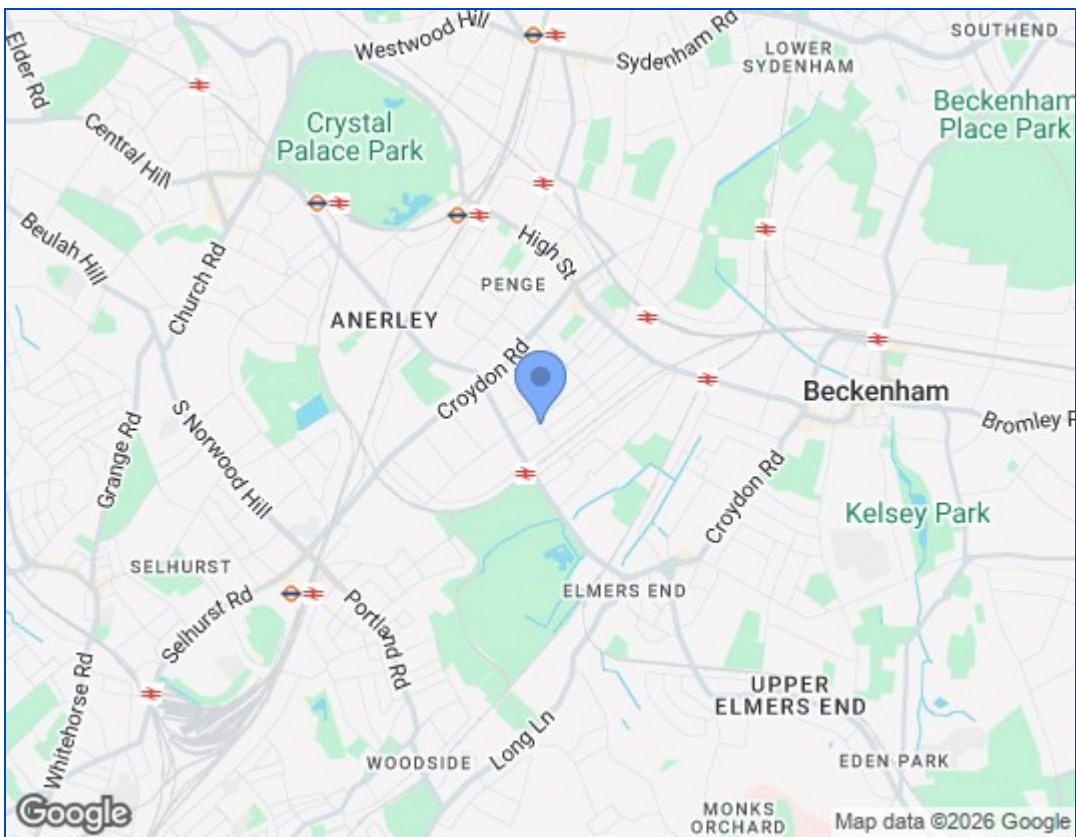
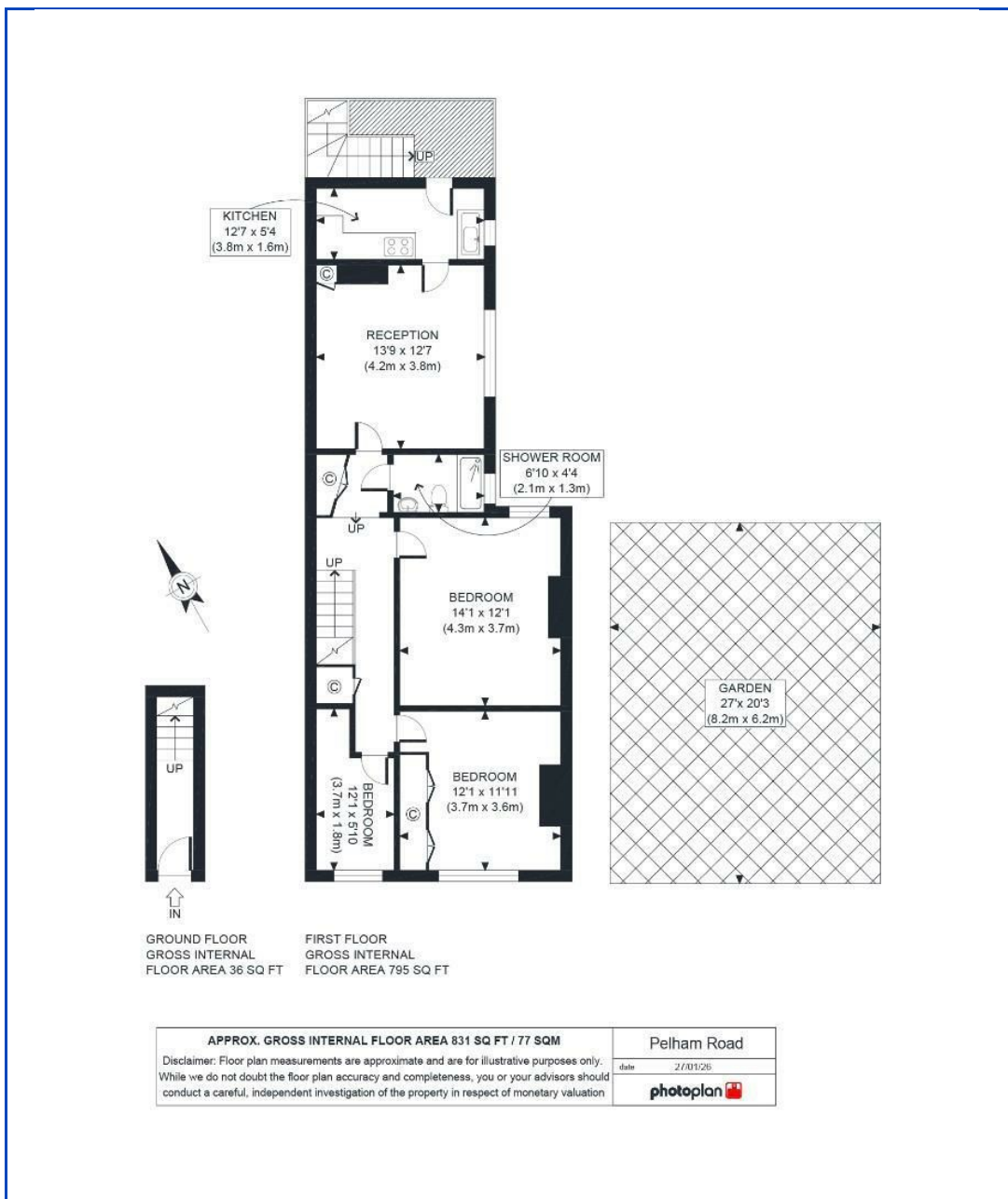
- Three bedrooms
- Conversion Maisonette
- In need of essential modernisation
- Own front door
- Own rear garden
- Off road parking
- No onward chain
- Leasehold Tenure
- Council Tax band C
- Epc Rated F

## Our Vendor Loves...

This home has been in our family, since 1961 and has some beautiful memories for us. It's a deceptively, large flat and you can still add more space, like a loft conversion etc, we noticed a few neighbours had done so, saying that - the neighbourhood is lovely and become like family over the years, with some that have been there for a long time.







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (12 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | 31                      |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

