

## Broomfield Road, Beckenham, BR3

Guide Price £800,000

4 2 2



Please Quote Ref TH0310 For All Enquiries - Stunning four bedroom mid terrace family home (1,437 Sq.Ft) with off street parking and gorgeous south east facing garden, ideally situated in a sought after residential Beckenham location. The property has been superbly upgraded and appointed by the current owners, offering elegant accommodation arranged over three floors, with stylish interiors and high spec finish throughout – the perfect blend of comfort and functionality for a modern lifestyle. Features include a beautiful reception room opening through to a well equipped eat-in kitchen/diner, luxury family bath/shower room, principal bedroom with dressing area and stylish en-suite, quality flooring, gas central heating, double glazing, and



underfloor heating to the kitchen and hallway. Additionally, the property had a new roof 7 years ago and the rear of the house was completely re-rendered.

Externally, the property enjoys a delightful garden with patio area to the house, and lawn with well stocked mature borders. The driveway is laid to an eco resin surface (recently laid by Oltco, with 10 year guarantee) with space for two cars to park, and there is a shared driveway providing rear access.

Accommodation comprises entrance porch and hallway leading into the rear kitchen/diner, with sliding doors onto the garden. The kitchen area itself comprises a quality range of wall and base units with work surfaces and breakfast bar, incorporating inset sink unit, gas hob, double wall mounted electric oven, and further space for appliances. The kitchen/diner opens through to the elegant reception room with excellent space for relaxing and entertaining. A guest WC completes the ground floor living space. To the first floor, there are three bedrooms (two doubles with inbuilt storage and a single/study), plus a contemporary style family bathroom with modern free-standing bath suite and separate walk-in shower unit. To the second floor, there is a beautiful principal bedroom with views over the garden, access to a dressing area with useful eaves space, and a stylish en-suite shower room.

The property is very conveniently located within a short walk of Elmers End station, with Clock House and Beckenham Junction stations also close-by, with fast and frequent links to London Bridge and Charing Cross. Tramlink services connect the centres of Beckenham, Wimbledon and Croydon with numerous regular bus routes also linking the surrounding area. Elmers End offers a number of good local facilities including a Tesco supermarket, and the centre of Beckenham is close-by offering an excellent variety of shops, bars, restaurants and amenities, including an Odeon cinema. Bromley town centre is also within easy reach for a wider range of branded shopping and leisure facilities. The area is also well served by excellent schools and open spaces, with the David Lloyd Leisure Centre within a short distance.

Viewings are highly recommended.



## Key Features

- Please Quote Ref TH0310 For All Enquiries
- Sought After Beckenham Location
- Wonderful Reception Room
- Luxury Family Bathroom, Principal En-Suite and Guest WC
- Off Street Parking
- Stunning Four Bedroom Terraced Family Home (1,437 Sq.Ft)
- Elegant Interiors and High Quality Finish
- Well Equipped Eat-In Kitchen/Diner
- Gorgeous South East Facing Garden
- Close to Transport Links, Schools and Amenities

### Approximate Gross Internal Area 1437 sq ft - 134 sq m

Ground Floor Area 590 sq ft – 55 sq m

First Floor Area 537 sq ft – 50 sq m

Second Floor Area 310 sq ft – 29 sq m

