



Wellhouse Road
Beckenham, BR3 3JR

Guide Price
£775,000



Guide Price £775,000 - £800,000.

This beautifully presented and tastefully modernised three bedroom family home is located on a highly sought after and popular residential road situated opposite Crease Park and just 0.6 miles from Eden Park station and 0.9 miles from Beckenham High Street.

The 1337 sq ft of accommodation comprises as follows; to the ground floor, entrance hall leading to the reception room with feature fireplace and then the vast 27' kitchen/dining/living room with tiled floors, exposed brick feature wall, sliding doors and a modern fitted kitchen complimented by two large skylights and a delightful view to the rear garden. The first floor of the property provides two double bedrooms, the third single bedroom and the family bathroom. Externally the rear garden features a decked area leading to a laid lawn and garage/outbuilding at the end. Boasting a south-westerly aspect and extending to approximately 88' this is an excellent entertaining space or ideal for families. The front of the property is also laid to lawn but could (STPP) potentially be converted to off street parking as other properties on the road have done. We also feel there is potential to extend into the loft (STPP) as numerous other homes on the road have done so.

Situated opposite the charming Crease Park providing a quiet attractive outlook that is also ideal for families with a small playground and ample grassland. Beckenham High Street offers numerous bars, restaurants, cafe's and shopping facilities and is located just 0.9 miles away, whilst the nearest station is Eden Park at just 0.6 miles away. Popular local schools are also nearby catering for both primary and secondary. We strongly advise your internal inspection to appreciate the accommodation on offer.

EPC Rating: D





Tenure: Freehold

Bedrooms: 3

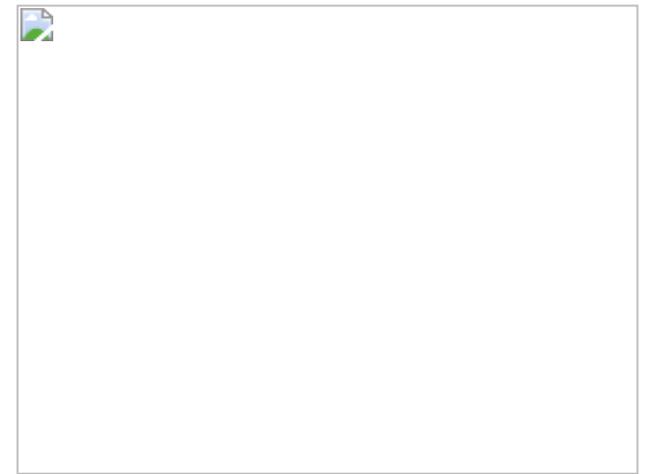
Bathrooms: 1

Receptions: 2

Council Tax Band: E

- Three Bedroom Family Home
- Stunning 27' Kitchen/Diner
- Sought After Residential Road
- Close Proximity to Eden Park Station (0.6 miles)
- Beautifully Presented Throughout
- 88' Rear Garden
- Opposite Crease Park
- (0.6 miles) Close Proximity to Beckenham (0.9 miles)







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