



Beckenham Gardens, N9 9BZ  
London

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# Beckenham Gardens, N9 9BZ

- Kings Are Pleased To Present This
- Three Bedroom End Of Terrace House
- Substantial 1930's Corner Plot Property
- Off Street Parking For Multiple Cars
- Two Reception Rooms & Large Conservatory
- 68ft x 55ft Garden With Side Access & Summerhouse
- Potential To Extend (stp)
- Highly Sought After Location
- Close To Latymer School
- Council Tax Band D

£625,000



KINGS are pleased to present this Three Bedroom End Of Terrace House occupying a **SUBSTANTIAL CORNER PLOT** in a desirable residential turning just off Westerham Avenue. This attractive 1930's built bay fronted family home offers the perfect blend of space and **POTENTIAL**, with 1,399 **SQUARE FEET** of versatile accommodation and **SCOPE TO EXTEND** (stp).

This rare find boasts an entrance porch, a welcoming entrance hall, **TWO RECEPTION ROOMS**, a large full width conservatory at the rear providing additional living space and a seamless connection to the garden, a modern fitted kitchen, a **FIRST FLOOR BATHROOM** and separate WC.

Externally, the property continues to impress with **OFF STREET PARKING FOR MULTIPLE CARS** to the front, a secluded 68FT X 55FT **CORNER GARDEN** enclosed by mature trees, with **SIDE ACCESS** and a **DETACHED SUMMERHOUSE** ideal as a home office, studio, or guest space. Additional benefits include gas central heating and double glazing throughout.

Nestled in the corner of a quiet well regarded neighbourhood, in one of N9's most sought after locations, the property is ideally situated close to local shops, parks, and acclaimed schools including Latymer School and Hazelbury Primary School. Excellent transport links include easy road connections via the A10 and North Circular (A406) and direct rail access into central London via Silver Street train station.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

#### **PORCH / ENTRANCE HALLWAY**

**LIVING ROOM 15'5 x 12'3 (4.70m x 3.73m )**

**DINING ROOM 12'2 x 10'9 (3.71m x 3.28m)**

**KITCHEN 10'8 x 7'2 (3.25m x 2.18m)**

**CONSERVATORY 18'4 x 11'3 (5.59m x 3.43m)**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE 15'7 x 10'10 (4.75m x 3.30m)**

**BEDROOM TWO 12'4 x 10'10 (3.76m x 3.30m)**

**BEDROOM THREE 8'8 x 7'4 (2.64m x 2.24m)**

#### **BATHROOM 8'2 x 7'3 (2.49m x 2.21m)**

**WC 4'3 x 2'4 (1.30m x 0.71m)**

**GARDEN 68'8 x 53'5 (20.93m x 16.28m)**

**SUMMER HOUSE 16'3 x 11'0 (4.95m x 3.35m)**



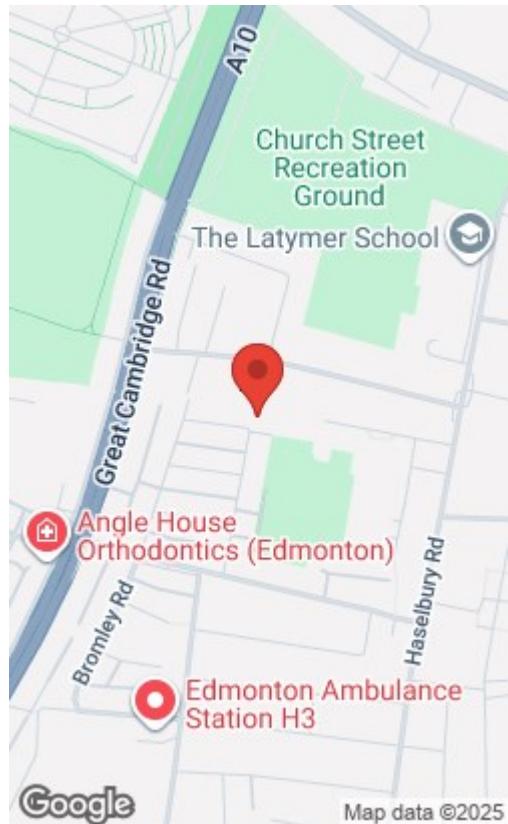
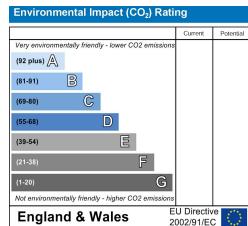
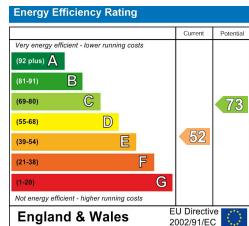


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