

## Bramerton Road, Beckenham, BR3

Guide Price £1,100,000

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Please Quote Ref TH0310 For All Enquiries - GUIDE PRICE £1,100,000 - Stunning four/five bedroom double fronted semi detached family home (1,640 Sq.Ft) with shingled driveway providing off street parking, and glorious 86ft private garden, superbly situated in a sought after residential location close to fantastic transport links and outstanding primary and secondary schools. The property has been significantly extended and superbly appointed, offering inviting flexible accommodation with elegant interiors, high quality finish and neutral palette throughout. Ideal for modern family life, with versatile, flowing living space creating the perfect blend of comfort and convenience, this impressive home is not to be missed. Features include a bright and spacious front aspect reception, impressive kitchen/diner opening onto a sunny



conservatory, separate utility and guest WC, bonus ground floor study/family room/fifth bedroom, two bath/shower rooms (one en-suite), gas central heating, double glazing, quality floor coverings, and inbuilt storage.

Externally, the garden provides the perfect space for summer entertaining, mainly laid to lawn with mature well stocked beds and delightful secluded patio area to the rear.

Accommodation comprises central entrance hall with staircase rising to the first floor, leading into the front aspect reception room with wide bay window, feature wood burning stove and ample space for relaxing and entertaining. To the rear of the property, the beautiful open plan kitchen/diner flows through to the adjoining conservatory, with access out onto the external patio area and garden beyond. The kitchen itself comprises a quality range of fitted 'Shaker' wall and base units with quartz work surfaces and central island, incorporating inset ceramic sink unit, range style oven, and further space for appliances. A separate utility room offers additional work and appliance space, with door through to a useful ground floor WC. The ground floor living space is completed by a flexible study/family room/fifth bedroom offering wonderful additional family space. To the first floor, there are four well proportioned bedrooms – including principal bedroom with en-suite shower - plus a family bathroom with bath suite, separate walk-in shower unit and underfloor heating.

The property is very conveniently located within a short walk of Beckenham Junction station (with services to London Bridge and London Victoria) and Clock House station (with links to Charing Cross and Canon Street), as well as numerous regular bus routes connecting the surrounding area. Beckenham itself is close-by offering an excellent variety of shops, bars, restaurants and amenities, including a cinema, with Bromley town centre within easy reach for a wider range of branded shopping and leisure facilities. The area is also well served by lovely open spaces including Croydon Recreation Ground, Kelsey Park and Beckenham Place Park, and an abundance of schools including Balgowan Primary, Harris Academy and Langley Boys & Girls.

Viewings are highly recommended.



## Key Features

- Please Quote Ref TH0310 For All Enquiries
- Fantastic Residential Location
- Beautiful Front Aspect Reception and Bonus Study/Family Room/Bed 5
- Two Luxury Bath/Shower Rooms (One En-Suite) Plus WC
- Off Street Parking for Two Cars
- Stunning Four/Five Bedroom Double Fronted Property (1,640 Sq.Ft)
- Extended Living Space with High Quality Finish
- Well Equipped Kitchen/Diner and Separate Utility
- Glorious 86ft Garden
- Close to Transport Links, Schools and Amenities

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Approximate Gross Internal Area = 152.3 sq m / 1640 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242204)

