



homezone

**£475,000 Freehold**

**29 Croydon Road**

Beckenham, BR3 4AA

- WELL PRESENTED FOUR BEDROOM SEMI-DETACHED HOUSE
- CORNER PLOT
- TWO RECEPTION ROOMS
- GROUND FLOOR WET ROOM
- KITCHEN IN NEED OF UPDATING
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- ATTRACTIVE SOUTH FACING GARDEN
- DRIVEWAY WITH OFF STREET PARKING FOR 2 CARS
- 3 MINUTES WALK TO ELMERS END RAILWAY/TRAM STATION
- LOCAL SCHOOLS INCLUDE MARION VIAN PRIMARY & EDEN PARK HIGH



### Homezone Property Services - Beckenham

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Set back from the main road, tucked away behind an attractive Privet hedge and on a corner plot, is this delightful four-bedroom semi-detached family house, ideally located for Elmers End railway and tram station.

On the ground floor are two double aspect reception rooms; one could double as a fifth bedroom as it benefits from an en-suite wetroom. At the rear of the house, a bright kitchen in need of updating with a door to the garden.

Upstairs, a galleried landing leads to four spacious bedrooms and a family bathroom.

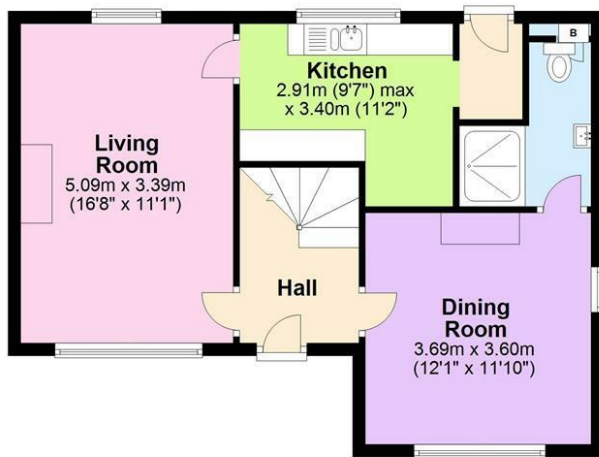
Outside is a delightful, well-maintained front garden with an attractive corner flowerbed with mature shrubs. A pathway leads to the rear south-facing garden, mainly laid to lawn with paved patio for entertaining, garden shed, and fenced boundaries in excellent order. A driveway at the end of the garden provides parking for two vehicles.

The property is ideally located for Elmers End Railway/Tram and Tesco Superstore and is easily accessible to Marion Vian Primary School and Eden Park High School.



### Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



### First Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



Total area: approx. 104.9 sq. metres (1128.7 sq. feet)

**Entrance Hall**

uPVC front door with decorative stained glass panels, under-stairs cupboard, radiator, fitted carpet, telephone point, ceiling light fitting, carpeted stairs to first floor.

**Living Room**

16'08" x 11'01" (5.08m x 3.38m)

uPVC double glazed window to front, uPVC double glazed window to rear, free standing fireplace and hearth with electric fire, two radiators, coving, ceiling light fitting, fitted carpet. Door to:-

**Kitchen**

9'7" max x 11'2" (2.92m max x 3.40m)

uPVC double glazed window overlooking garden, range of marble effect wall and base units with laminate worktops, stainless steel double bowl sink and drainer, space for cooker, space for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine, tiled splashback, linoleum flooring, lobby with uPVC double glazed door to garden.

**Dining Room/Bedroom 5**

12'1" x 11'10" (3.68m x 3.61m)

uPVC double glazed windows to front and side, fireplace with wood surround, radiator, wood effect linoleum flooring, ceiling light fitting. Door to:-

**Wet Room**

White suite comprising wall mounted wash hand basin with vanity unit and chrome mixer tap, low level wc, Aqualisa power shower, fully tiled walls, Built-in cupboards, one housing Glowworm Ultracom 30cxi combination boiler, terracotta tiled floor, extractor fan, ceiling light fitting.

**Landing**

Galleried landing, uPVC double glazed window to side, hatch to loft, picture rail, ceiling light fitting, fitted carpet.

**Bedroom 1**

12'1" into recesses x 11'10" (3.68m into recesses x 3.61m)

uPVC double glazed window to front, free-standing fireplace with electric fire, radiator, ceiling light fitting, fitted carpet.

**Bedroom 2**

11'5" x 9'3" (3.48m x 2.82m)

uPVC double glazed window to rear, built-in wardrobe, radiator, ceiling light fitting, fitted carpet.

**Bedroom 3**

11'10" x 9'3" (3.61m x 2.82m)

uPVC double glazed window to side, radiator, ceiling light fitting, fitted carpet.

**Bedroom 4**

11'5" x 7'6" (3.48m x 2.29m)

uPVC double glazed window to front, built-in wardrobe, built-in desk/dressing table with drawers under, radiator, picture rail, ceiling light fitting, fitted carpet.

**Bathroom**

8'01" x 5'01" (2.46m x 1.55m)

uPVC opaque double glazed window to rear, white suite comprising bath with Triton electric shower over, chrome mixer tap with hand spray attachment and shower screen, wall mounted wash hand basin with vanity and chrome mixer tap, low level wc, white towel radiator, fully tiled walls, tiled floor, extractor fan, ceiling light fitting.

**Outside**

The front garden is mainly laid to lawn with an attractive corner flowerbed with mature shrubs. At the rear is a delightful, well-maintained south-facing garden of approximately 40'; mainly laid to lawn with paved patio for entertaining, garden shed and fenced boundaries. A driveway provides off-street parking for two cars.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.