



homezone

**£745,000 Freehold**

**326 Upper Elmers End Road**

Beckenham, BR3 3HF

- ATTRACTIVE 1930'S FOUR BEDROOM EXTENDED MID TERRACE FAMILY HOME
- LANGLEY SCHOOLS/UNICORN PRIMARY CATCHMENT (12/14 MINUTES WALK)
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM & FAMILY BATHROOM
- ENSUITE SHOWER ROOM IN LOFT EXTENSION
- 80' GARDEN WITH SOUTHERLY ASPECT
- DOUBLE GARAGE & GARDEN STUDIO
- EDEN PARK RAILWAY STATION 5 MINUTES WALK AWAY
- CLOSE TO LOCAL SHOPS AND RESTAURANTS



### Homezone Property Services - Beckenham

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Looking for a house close to the Langley Park and Unicorn Schools, that's also near to local shops, restaurants, cafes, and Eden Park Station for commuting to London? Look no further. This beautiful 4 bedroom family home built in the 1930s is full of natural light, with a rear extension that serves as the hub of the house and features an open plan kitchen/diner, downstairs cloakroom, and utility room, perfect for a busy family with young children or teenagers.

Further highlights of the house include a charming entrance hall with attractive stained glass panels on either side of the original panelled front door, a cosy living room at the front of the house with a decorative wrought iron fireplace and stripped wooden flooring, three double bedrooms all with stripped wooden flooring and a master bedroom in the loft extension with a contemporary en-suite shower room.

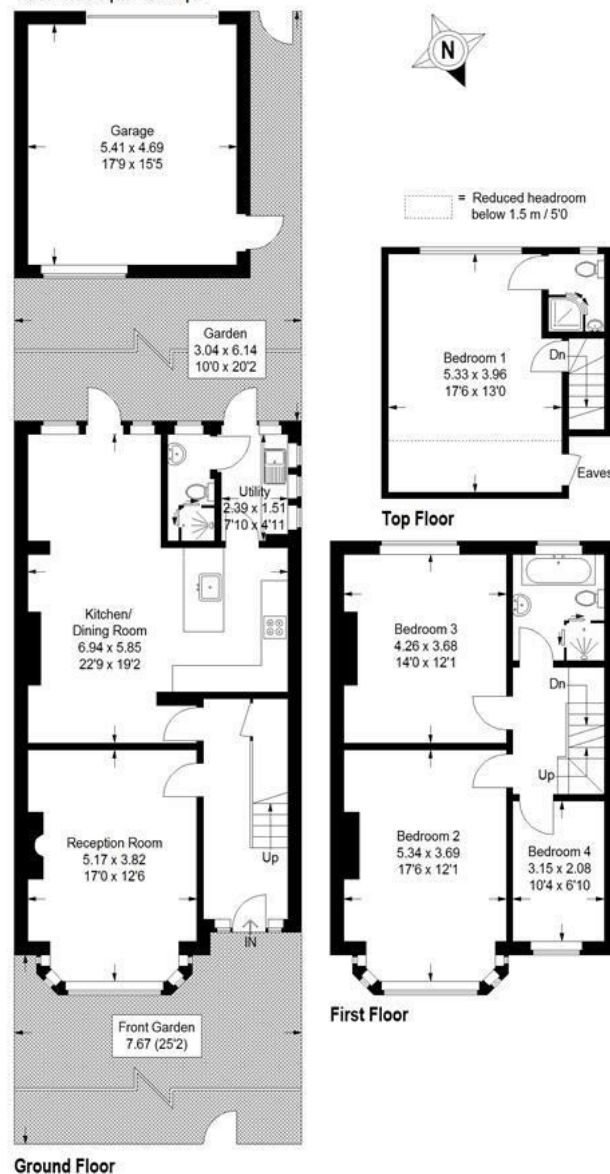
Outside is a southwest-facing 80' garden mainly laid to lawn with a mature shrub border and fenced boundaries, also featuring a paved patio, garden studio with light and power, currently used as a craft workshop, an open framed structure (with potential to be a greenhouse), a substantial fishpond, and a spacious double garage.

Call 020 3794 7545 to arrange a viewing now!



## Upper Elmers End Road, BR3

Approximate Gross Internal Area  
 Ground Floor = 68.7 sq m / 739 sq ft  
 First Floor = 53.4 sq m / 575 sq ft  
 Top Floor (Excluding Eaves) = 24.6 sq m / 265 sq ft  
 Garage = 26.0 sq m / 280 sq ft  
 Total = 172.7 sq m / 1859 sq ft



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID900513)



## **GROUND FLOOR**

### **ENTRANCE HALL**

Painted, panelled wooden front door with opaque glass panel and original decorative stained glass panels either side, cupboard housing gas and electric meters and fuse board, thermostat control, radiator, coving, ceiling light fitting, fitted carpet, carpeted stairs to first floor.

### **LIVING ROOM**

Stripped panelled wooden door, uPVC double glazed windows to front bay, decorative wrought iron fireplace surround, radiator, coving, stripped wooden floorboards, ceiling light fitting.

### **OPEN PLAN KITCHEN/DINING ROOM**

DINING AREA: Stripped panelled wooden door, uPVC double glazed window to rear, uPVC double glazed french doors to garden, vinyl flooring (over stripped wooden floorboards), radiator, coving, ceiling light fitting. KITCHEN AREA: Range of high gloss white wall and base units with black quartz effect laminated worktops incorporating stainless steel sink and drainer with chrome mixer tap, Miele integrated dishwasher, Neff integrated single oven, Belling 4 ring gas hob with brushed stainless steel splashback panel, brushed steel extractor hood, black tiled floor. Space for fridge/freezer. Door (and step down) to:

### **UTILITY ROOM**

Space and plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer with chrome mixer tap, black quartz effect laminate worktop, uPVC double glazed windows to rear and side, uPVC double glazed door to garden, ceiling light fitting, door to:-

### **SHOWER ROOM**

Stripped panelled wooden door, white suite comprising low level wc, wall mounted wash hand basin with chrome mixer tap and black mosaic tiled splashback, uPVC double glazed window, mosaic tiled enclosed shower cubicle, with wall mounted chrome shower, tiled floor, ceiling light fitting.

## **FIRST FLOOR**

### **LANDING**

Fitted carpet, ceiling light fitting, stairs to second floor.

### **BEDROOM 2**

Stripped panelled wooden door, uPVC double glazed windows to front, radiator, stripped varnished wooden floorboards, coving, ceiling light fitting.

### **BEDROOM 3**

Stripped panelled wooden door, uPVC double glazed windows to rear, radiator, ceiling light fitting, coving, stripped varnished wooden floorboards.

### **BEDROOM 4**

Stripped panelled wooden door, uPVC double glazed window to front, radiator, ceiling light fitting, coving, stripped varnished wooden floorboards.

### **BATHROOM**

Stripped panelled wooden door, white suite comprising floor standing bath with chrome mixer tap and hand held shower spray, low level wc, pedestal wash hand basin, enclosed tiled shower cubicle with wall mounted shower, chrome heated towel rail, Xpelair extractor fan, recessed downlights, tiled floor.

## **SECOND FLOOR**

### **BEDROOM 1**

White painted wooden door, uPVC double glazed window to rear, radiator, eaves cupboard housing Worcester combi boiler, recessed downlights, fitted carpet.

### **ENSUITE SHOWER ROOM**

Stripped panelled wooden door, opaque uPVC window, white suite comprising low-level wc, wall mounted corner wash hand basin with chrome mixer tap, enclosed tiled shower cubicle with wall mounted shower, chrome heated towel rail, tiled floor, ceiling light fitting.

### **OUTSIDE**

FRONT GARDEN: Mainly laid to lawn with low-level brick wall with mature shrubs behind, outside tap, block paved pathway to front door.

REAR GARDEN: 80' (24.38M) Southwest facing, mainly laid to lawn with paved patio, shrub border, wooden greenhouse frame, rectangular raised fishpond, small garden studio with light and power currently used as a craft workshop, outside tap, fenced boundaries with gate at rear giving access to rear service road.

DOUBLE GARAGE: Up and over door with access to rear service road, door to garden, light, and power, flat roof.

### **EPC**

Band: D

### **COUNCIL TAX**

Council: London Borough of Bromley

Band: F

#### **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.