



homezone

£700,000 Freehold

28 Mackenzie Road  
Beckenham

Kent, BR3 4RU

- EXQUISITE VICTORIAN THREE BEDROOM END OF TERRACE
- CHAIN FREE
- OPEN PLAN KITCHEN/DINER WITH ACCESS TO GARDEN
- DOUBLE RECEPTION ROOM WITH PERIOD FIREPLACES, UPVC DOUBLE GLAZED SLIDING SASH WINDOWS & WOOD FLOORS
- ENSUITE SHOWER ROOM & WALK-IN WARDROBE TO MAIN BEDROOM
- ATTRACTIVE GARDEN WITH OUTBUILDING & PAVED PATIO
- DRIVEWAY WITH OFF STREET PAKING FOR ONE VEHICLE
- PERFECTLY POSITIONED FOR CLOCK HOUSE AND KENT HOUSE RAILWAY STATIONS, AVENUE ROAD AND BECKENHAM ROAD TRAM STOPS
- LOCAL SHOPS, POPULAR RESTAURANTS, LEISURE CENTRE/SPA AND BECKENHAM HIGH STREET CLOSE BY
- NEAREST SCHOOLS; CHURCHFIELDS PRIMARY AND HARRIS GIRLS ACADEMY BROMLEY



### Homezone Property Services

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\*\*\* CHAIN FREE \*\*\* A simply exquisite, beautifully presented Victorian three double bedroom end of terrace family home located in a highly popular location close to the independent shops and restaurants of Clock House. Perfectly positioned for a wide choice of railway stations including Kent House, Clock House, and Beckenham Junction with the Beckenham Spa and leisure centre and High Street Beckenham a short walk away. Also convenient for Avenue Road and Beckenham Road tram stops.

Internally, the property comprises an elegant entrance hall with exposed floorboards, a stylish double reception room with period wrought iron fireplaces and double-glazed sliding sash windows, a spacious kitchen/dining room to the rear. On the first floor a light and airy main bedroom with an en-suite shower room and walk-in wardrobe with fitted shelving, drawers, and hanging rails, two further double bedrooms, all with double glazed sliding sash windows, and a modern family bathroom with shower over bath.

Further features include the perfect mix of wooden flooring on the ground floor and fitted carpets on the first floor, a combination boiler (new in 2019), and a boarded loft with loft ladder.

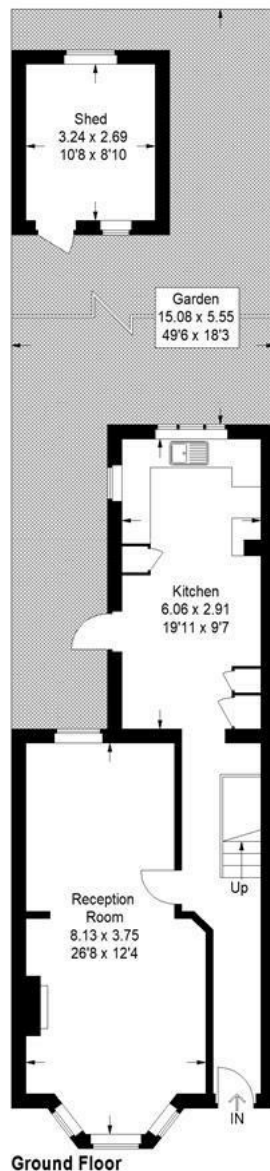
To the front is a driveway for one car, and to the rear is an attractive, low-maintenance garden with a large brick-built outbuilding and storage shed, with the potential to convert to a home office (subject to local authority approval if necessary), a well-maintained lawn with shrub and flower borders and patio area.

Nearest schools include Churchfields Primary and Harris Girls Academy.

Book your viewing now not to miss out!



**Mackenzie Road, BR3**  
 Approximate Gross Internal Area  
 Ground Floor (Excluding Shed)  
 56.1 sq m / 604 sq ft  
 First Floor = 24.2 sq m / 260 sq ft  
 Total = 110.3 sq m / 1187 sq ft



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. (ID976955)

**Entrance Hall**

Opaque glazed wood panelled front door, dado rail, two radiators, stripped wooden floorboards, ceiling light fitting, cornice, carpeted open staircase, steps down to kitchen.

**Double Reception Room**

White panelled door, uPVC double glazed sliding sash windows to front and rear, picture rail, professionally reclaimed and installed wrought iron 'bowl of fruit' fireplaces with granite hearths, fitted shelves, two double radiators, picture rail, stripped wooden floorboards, two ceiling light fittings.

**Kitchen/Dining Room**

Opening to entrance hall, uPVC double glazed windows to rear and side, uPVC double glazed door to side (access to garden), range of cream wall and base units with granite effect laminate worktops incorporating stainless steel sink and drainer with chrome mixer tap, space for cooker with extractor hood over and tiled splashback panel, further tongue and groove panelled splashbacks, space and plumbing for dishwasher, space and plumbing for washing machine, cupboard housing Worcester combination boiler, part vinyl flooring, part stripped floorboards, radiator, two ceiling light fittings.

**First Floor Landing**

uPVC Velux skylight, radiator, hatch to loft (boarded with loft ladder), fitted carpet.

**Bedroom 1**

White wooden panelled door, uPVC half opaque double glazed sliding sash window to front, door to walk-in dressing room with open shelving, fitted drawers and hanging rails, dado rail, fitted carpet, coving, ceiling light fitting, door to:-

**En-Suite Shower Room**

White wooden panelled door, uPVC opaque double-glazed sliding sash window, white suite comprising vanity wash hand basin with mixer tap, low-level WC, enclosed, tiled shower cubicle, chrome heated towel rail, slate tiled floor, recessed down lights, extractor fan.

**Bedroom 2**

White wooden panelled door, uPVC double glazed sliding sash window to rear, double radiator, cornice, ceiling light fitting, textured ceiling, fitted carpet.

**Bedroom 3**

White panelled wooden door, uPVC double glazed sliding sash window to rear, double radiator, cornice, ceiling light fitting, fitted carpet.

**Bathroom**

White wooden panelled door, uPVC part opaque double glazed window to side, white suite comprising panelled bath with Victorian style cross head mixer tap with shower attachment, pedestal wash hand basin, low-level WC, part tiled walls, ceiling light fitting, chrome heated towel rail, extractor fan, tiled floor.

**Outside**

Front: Block paved driveway, paved path with flower border, outside light, low level walled boundaries, mosaic tiled threshold.  
Rear: Paved side passage leading to paved patio, lawn with flower and shrub borders, manhole cover, fenced boundaries, outbuilding with light and power and attached lean-to (currently in use as a shed), outside tap, outside light.

**Council Tax**

London Borough of Bromley.  
Band: D.

**EPC**

Band: D.

**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.