



homezone

£550,000 Freehold

7 Wimborne Way

Beckenham, BR3 4DJ

- BRIGHT AND SPACIOUS EXTENDED 3 BEDROOM 1930'S MID TERRACE HOUSE
- CHAIN FREE
- POPULAR, PEACEFUL CUL-DE-SAC LOCATION
- SOUTH WEST FACING LOW MAINTENANCE GARDEN WITH RAISED FISHPOND AND DECKED TERRACE
- ADDITIONAL PIECE OF LAND INCLUDED A SHORT WALK AWAY SUITABLE FOR AN ALLOTMENT
- GORGEOUS OPEN PLAN CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- DRIVEWAY PROVIDING OFF STREET PARKING
- WALKING DISTANCE TO ELMERS END RAILWAY STATION
- CONVENIENT FOR BALGOWAN & MARION VIAN PRIMARY SCHOOLS & EDEN PARK HIGH, HARRIS ACADEMY BECKENHAM & LANGLEY PARK GIRLS SECONDARY SCHOOLS
- EASY ACCESS TO LOCAL SHOPS, RESTAURANTS, CAFES AND BECKENHAM TOWN CENTRE



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*** GUIDE PRICE £550,000 - £575,000 *** Charming, extended, three-bedroom 1930's, mid-terrace home set in a peaceful cul-de-sac, a few minutes walk from Elmers End railway station. This fabulous CHAIN FREE family home offers spacious accommodation with a sociable open plan kitchen dining room with an attractive Shaker style pale sage green kitchen suite, bi-folding doors to the garden, and rustic engineered oak flooring.

Upstairs, two bright comfortably sized double bedrooms and a single, neutrally decorated and with fitted carpets and a modern three-piece family bathroom suite. Further benefits include the potential to extend into the loft to create a fourth bedroom (subject to the usual planning consents from the local authority), gas central heating, double glazing, and a secure entrance porch, always handy for all the family shoes and coats!

Outside, to the rear is an exquisite low maintenance, south-west facing garden with a decked terrace, perfect for al-fresco dining and a glorious raised fishpond for those with a love of all things aquatic! A garden gate at the end gives access to the service road which in turn leads to the additional piece of land that would be ideal as an allotment for those of you wanting to embrace a self-sufficient lifestyle. At the front of the property is an imprinted driveway providing highly desirable off-street parking.

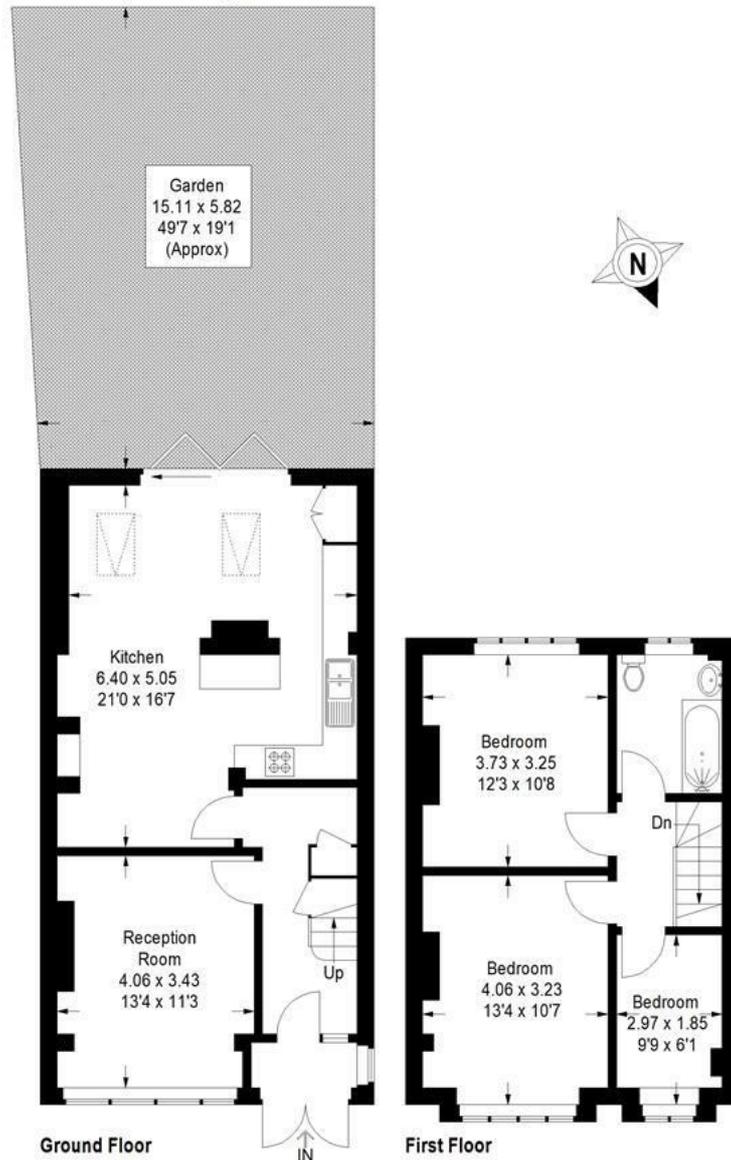
Well positioned for local shops within walking distance, the Tesco Superstore, and offering easy access into Beckenham, Crystal Palace, Croydon, London, and Wimbledon via an excellent network of trains, buses and trams. South Norwood Country Park and Beckenham's Croydon Road Recreation Ground are the perfect outdoor spaces for children and grown-ups needing to burn off energy. Nearest schools include Balgowan Primary, Marion Vian Primary, Eden Park High, Harris Beckenham, and Langley Park School for Girls.

Book your viewing now!



Wimborne Way, BR3

Approximate Gross Internal Area
 Ground Floor = 56.8 sq m / 611 sq ft
 First Floor = 41.1 sq m / 442 sq ft
 Total = 97.9 sq m / 1053 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. (ID1024224)

Entrance Porch

uPVC double-glazed doors, ridged opaque glazed window to side, slate tiled floor.

Entrance Hall

uPVC double-glazed composite door with uPVC double-glazed sidelight, radiator, understairs cupboard housing fuseboard, electric and gas meters, further understairs storage cupboard, alarm control panel, ceiling light fitting, engineered oak flooring, stairs to first floor.

Living Room

White painted wooden panelled door, uPVC double glazed window to front, double radiator, fireplace opening with wooden surround, television aerial point, two telephone points, coving, ceiling rose, ceiling light fitting, fitted carpet.

Kitchen/Dining Room

Kitchen: White painted wooden double glazed bi-folding doors to rear, two Velux roof windows, range of sage green 'Shaker' style wall and base units with limed oak butcher block style laminated worktops over incorporating enamel one and half bowl sink and drainer with chrome mixer tap, glass fronted display wall unit, tiled splashbacks, Lamona 4 ring electric hob, Lamona electric oven with black extractor cooker hood over, Lamona integrated dishwasher, integrated washer dryer, cupboard housing Glowworm combination boiler, integrated fridge freezer, airvent, recessed downlights.

Dining Room: White painted wooden panelled door to entrance hall, fireplace recess, wall cat flap, coving, ceiling rose, ceiling light fitting, engineered oak flooring.

Landing

Hatch to loft, ceiling light fitting, fitted carpet.

Bedroom 1

White painted wooden panelled door, uPVC double glazed window to front, fireplace with painted wooden surround and mosaic/mirror tiled inset, radiator, coving, ceiling light fitting, fitted carpet.

Bedroom 2

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

Bedroom 3

White painted wooden panelled door, uPVC double glazed window to front, radiator, picture rail, ceiling light fitting, fitted carpet.

Bathroom

White painted wooden panelled door, uPVC double glazed opaque window to rear, white suite comprising panelled bath with shower over and glass fitted shower screen, pedestal wash hand basin, low-level WC, chrome heated towel rail, partly tiled walls, limed oak style laminated floor, ceiling light fitting.

Outside

Rear: Low maintenance garden with decked terrace, shingle, imprinted pathway to rear, raised fish pond with pump, garden shed, Laurel hedge, fenced boundaries with gate to service road, outside tap, outside power.

Front: Imprinted driveway, shrub and tree border, fenced side boundaries.

Additional Piece of Land: Accessed from the side gate - a short walk along the service road to a small plot of land, ideal as an allotment.

EPC

Band: D

Council Tax

London Borough of Bromley.

Band: D.

Annual Estimated Cost: £1842.19

Tenure

Freehold.

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.