



homezone

**£625,000 Freehold**

**223 Croydon Road**

Beckenham, BR3 3QH

- SUBSTANTIAL EXTENDED SEMI-DETACHED
- FOUR SPACIOUS BEDROOMS
- TWO BATHROOMS
- HUGE THROUGH LOUNGE/DINER
- SPACIOUS CONSERVATORY
- LARGE GARDEN WITH GARAGE
- GROUND FLOOR ENSUITE BEDROOM
- CLOSE TO BECKENHAM TOWN CENTRE
- CLOSE TO ELMERS END
- CATCHMENT FOR BALGOWAN SCHOOL



### Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH  
tel. 020 3794 7545 mail. beckenham@homezone.co.uk  
web. www.homezone.co.uk





A substantial and extended large corner plot four bedroom, two bathroom semi-detached 1930's family home, positioned within easy reach of Beckenham town centre and convenient stations.

The property comprises spacious entrance hall, a large through lounge/diner, generous kitchen, conservatory, ground floor bedroom with ensuite bathroom (offering annexe suitability), three first floor bedrooms, a further family bathroom and separate WC.

The property is elegantly presented throughout, with a combination of wood effect floors and neutral carpets, together with tasteful decoration. The property also benefits from full double glazing and gas central heating.

There is a spacious 75ft rear garden with generous width, forming a paved and decked patio, large lawn, detached rear garage, large timber storage shed and gated vehicle access to a rear driveway.

Beckenham town centre is within easy reach, together with good local shops, and Balgowan School is very close by.

This is a surprisingly spacious and well presented home and an early viewing is highly recommended.



### Ground Floor

Approx. 95.2 sq. metres (1025.0 sq. feet)



### First Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



Total area: approx. 149.0 sq. metres (1604.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility can be taken for an error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.

Plan produced using PlanUp.

### **Entrance Hall**

Enclosed entrance porch with double glazed windows and sliding double glazed entry door, tile effect vinyl flooring, white painted walls, light. Solid wood painted panelled main front door with glass upper panel, wood laminate flooring, two tone painted wall paper with dado rail and plate rail, grey stair carpet, under stairs storage cupboard.

### **Through Lounge/Diner**

31'3 max x 13'0 max into recess (9.53m max x 3.96m max into recess)

Lounge area - cream colour carpet, neutral emulsion painted walls, double glazed windows, brick fireplace, coving.

Dining area - wood laminate flooring, neutral emulsion painted walls, sliding patio doors to conservatory, coving.

### **Kitchen**

12'0 x 7'10 max (3.66m x 2.39m max)

Grey tile effect flooring, cream colour kitchen suite, laminated counter tops, combined oven and grill, gas hob, integrated fridge/freezer, integrated dishwasher, cream splash back tiling, stainless steel sink and drainer unit, ceiling light fitting, double glazed rear door to conservatory.

### **Conservatory**

19'0 x 7'1 (5.79m x 2.16m)

Grey tile effect vinyl flooring, uPVC double glazed windows, side door and sliding rear patio doors, lighting.

### **Ground Floor Bedroom**

17'2 x 8'9 (5.23m x 2.67m)

Grey carpet, neutral painted walls (white & lilac) over wallpaper, uPVC double glazed window, ceiling light fitting, two small radiators and one double radiator, coving.

### **Ensuite Bathroom**

7'9 max x 6'8 max (2.36m max x 2.03m max)

Grey tile effect vinyl flooring, white bath with shower mixer tap, glass shower screen and shower curtain on chrome rail, vanity cabinet with integrated wash basin, concealed cistern WC, cupboard housing gas boiler, uPVC double glazed window, chrome heated towel rail, ceiling light fitting.

### **Master Bedroom**

15'1 x 12'8 max recesses (4.60m x 3.86m max recesses)

Grey carpet, grey emulsion painted walls with wallpapered feature wall and matching feature chimney breast, uPVC double glazed window, small eaves storage cupboard, wooden fire place surround painted white, picture rail, radiator, ceiling light fitting.

### **Bedroom 2**

12'11 x 11'0 max (3.94m x 3.35m max)

Grey carpet, emulsion painted walls over wallpaper, picture rail, built in wardrobes to chimney breast recesses with overhead centre storage, uPVC double glazed window, radiator, ceiling light fitting.

### **Bedroom 3**

8'5 x 7'6 (2.57m x 2.29m)

Grey carpet, two tone emulsion painted walls with feature wallpapered wall, radiator, ceiling light fitting, uPVC double glazed window.

### **Bathroom**

7'10 max x 6'0 max (2.39m max x 1.83m max)

Grey tile effect vinyl flooring, cream colour wall tiles, white bath with electric shower over, glass shower screen, mixer tap, pedestal wash basin, airing cupboard, uPVC double glazed window, chrome heated towel rail, ceiling light fitting.

### **Separate WC**

Grey tile effect vinyl flooring, cream colour wall tiles, uPVC double glazed window, WC.

### **Front & Rear Garden**

Paved front garden with low level brick wall boundary to front and side, gravelled areas. rear garden stretches to approximately 75ft with a decked and paved patio, mainly laid to lawn with planted borders, detached garage, large timber storage shed, fenced boundary with side gate and vehicle gates for car access into rear driveway.

#### **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.