



homezone

**Offers In Excess of  
£589,950 Freehold**

**7 Balmoral Avenue**

Beckenham, BR3 3RD

- CHAIN FREE - 1930'S END TERRACE HOME
- THREE GOOD SIZED BEDROOMS
- 2/3 RECEPTIONS PLUS CONSERVATORY
- SPACIOUS MODERN FITTED KITCHEN
- LARGE MODERN BATHROOM WITH SHOWER
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING GARDEN / BALCONY
- SUMMER HOUSE & DETACHED GARAGE
- CLOSE TO MARIAN VIAN/LANGLEY SCHOOLS
- CLOSE TO ELMERS END STATION



### Homezone Property Services - Beckenham

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Offered for sale CHAIN FREE

An exemplary end of terrace 1930's three bedroom family home located in a quiet residential street of similar properties.

To the ground floor is an attractive entrance hall, spacious living room, a large open plan dining and family room, generous modern kitchen and a stunning conservatory opening to the gardens.

The first floor comprises two spacious double bedrooms, a generous single third bedroom, a separate WC and a beautiful bathroom suite with double end bath, large walk in shower enclosure and modern counter mounted wash basin.

This home has been the subject of much improvement by the current owners, including the garden which is fabulously landscaped to include a split level deck patio, a large working fish pond with rockery perimeter and a water feature, a detached garage and an elegant summer house with power and lighting.

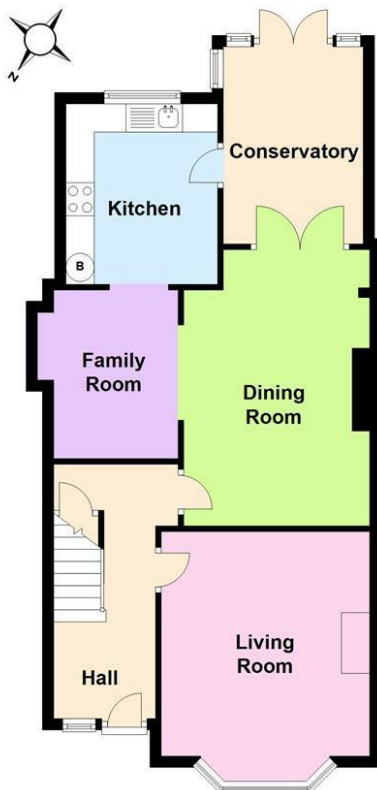
To the front is a paved driveway providing off road parking and a well manicured planted bed.

Marian Vian & Balgowan primary schools are nearby. There are excellent public transport links just yards from the property and Elmers End train and tram station is within a 5-6 minute walk.



### Ground Floor

Approx. 65.4 sq. metres (703.8 sq. feet)



### First Floor

Approx. 49.0 sq. metres (527.0 sq. feet)



Total area: approx. 114.3 sq. metres (1230.8 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**

Modern UPVC double glazed front door with vertical square glass windows, striped carpet, neutral emulsion walls, picture rail and plate rail, ceiling light fitting, under stairs cupboard.

**Lounge**

14'4 max into bay x 12'0 max into chimney breast r (4.37m max into bay x 3.66m max into chimney breast)  
Glass panelled door, neutral carpet, part emulsion walls and part feature wall paper, modern recessed remote control stone effect gas fire, UPVC double glazed bay windows, coving, ceiling light fitting, radiator.

**Open Plan Dining & Family Room**

18'2 max x 16'0, reducing to 9'9 (5.54m max x 4.88m, reducing to 2.97m)

Glass panelled door from hallway, neutral carpet, part emulsion painted walls and part feature wall paper, triple French doors leading out to conservatory, two radiators, two ceiling light fittings (one being a combined light and fan).

**Kitchen**

10'3 x 8'11 (3.12m x 2.72m)

Tile effect laminate wood flooring, a range of modern dark wood kitchen cabinet fronts with extra thick marble effect high gloss laminate counter tops, electric hob with a stainless steel and glass extractor hood, high level built in oven and microwave, modern square stainless steel sink and drainer unit, UPVC double glazed window, spot lights to ceiling, door to conservatory.

**Conservatory**

11'10 x 8'2 (3.61m x 2.49m)

Triple French doors from dining area and single door from kitchen, white painted panelled wood flooring, double glazed windows and double glazed French doors leading out to garden, emulsion painted internal walls,

**Master Bedroom**

14'9 max into bay x 11'1 max into chimney breast r (4.50m max into bay x 3.38m max into chimney breast)  
Panelled wood door, wood laminate flooring, neutral emulsion painted walls, UPVC double glazed bay windows, ceiling light fitting, radiator.

**Bedroom 2**

13'0 x 11'0 max into chimney breast recess (3.96m x 3.35m max into chimney breast recess)  
Wood panelled door, wood laminate flooring, emulsion

painted walls, UPVC double glazed sliding doors leading out to balcony, ceiling light fitting, radiator.

**Balcony off bedroom 2**

8'10 x 4'8 (2.69m x 1.42m)

Wood deck flooring, wooden hand rail and balustrades.

**Bedroom 3**

9'3 x 7'0 (2.82m x 2.13m)

Wood panelled door, wood laminate flooring, neutral emulsion painted walls, picture rail, built in double wardrobe with mirrored sliding entry doors, UPVC double glazed window, ceiling light fitting, radiator.

**Bathroom**

9'5 x 7'0 (2.87m x 2.13m)

Wood laminate flooring, large corner shower enclosure, circular bowl hand basin standing on a wooden frame with a deck mounted modern chrome mixer tap, double ended bath, recess shelving, neutral colour emulsion painted walls, obscured glass UPVC double glazed window, spot lights and extractor fan, heated towel rail.

**Separate WC**

Low level WC, wood laminate flooring, emulsion painted side walls and tiled rear wall behind WC, double glazed window.

**Front Garden**

A block paved driveway with gravelled area and well stocked planted beds. Side access via gate.

**Rear Garden**

An attractive and beautifully landscaped rear garden stretching to approximately 70ft with gated entry from shared side access, comprising a spacious split level decked patio, a spacious fish pond with landscaped rockery borders and a water feature, a central lawn with boundary beds, a further large patio area to the end of the garden where there is a detached garage and a timber Summer House.

**Summer House**

12'4 x 9'0 (3.76m x 2.74m)

Timber construction with wood internal floors and walls, windows to front and sides, double doors to the front, power and lighting.

**Detached Garage**

16'0 x 8'0 (4.88m x 2.44m)

Solid construction, metal up and over entry door to front, wooden side door, power and lighting.

**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.