



homezone

**£639,950 Freehold**

**21 Century Way**

Beckenham, BR3 1BY

- MODERN TERRACED HOUSE
- CONSTRUCTED WITHIN LAST 10 YEARS
- MODERN KITCHEN/DINER
- SPACIOUS LIVING ROOM
- THREE DOUBLE BEDROOMS
- ATTRACTIVE PRIVATE GARDEN
- ALLOCATED PARKING
- PRIVATE GATED DEVELOPMENT
- EASY ACCESS TO NEW BECKENHAM STN
- CLOSE TO BECKENHAM TOWN CENTRE



### Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH  
Tel: 020 3794 7545 Email: [beckenham@homezone.co.uk](mailto:beckenham@homezone.co.uk)  
Web: [www.homezone.co.uk](http://www.homezone.co.uk)





Forming part of this modern gated development off Copers Cope Road, we are delighted to offer for sale this stunning and modern three double bedroom family home, positioned towards the rear of this attractive development of private and shared ownership homes.

This property can be purchased as a shared ownership (for further details, please make separate enquiry with us) but is being offered for sale as 100% freehold family home.

A spacious entrance hall with separate roomy ground floor WC & cloakroom, lead onto an ultra modern open plan kitchen diner with a modern grey gloss integrated kitchen suite, breakfast bar and dining area. To the rear of the ground floor is the spacious living room which benefits from large double glazed French doors leading onto the private rear garden.

To the first floor is the master bedroom, bedroom two (both of which are spacious double bedrooms with built in wardrobes) and the modern family bathroom with vanity unit and integrated WC/basin and a large P-shaped bath with shower over.

A further stair case leads up to the second floor landing with door access to a large eaves storage cupboard, and a third L-shaped double bedroom, again with large built in wardrobes.

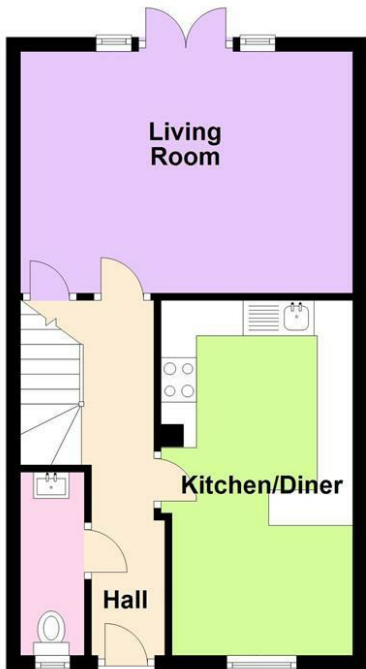
The property benefits from all the usual modern facilities you would expect from a recently constructed home, and also benefits from attractive dark wood effect flooring to the ground floor, grey carpets and neutral decoration.

New Beckenham station is just a short walk from the property for commuters into the city, and Beckenham town centre is within easy reach.



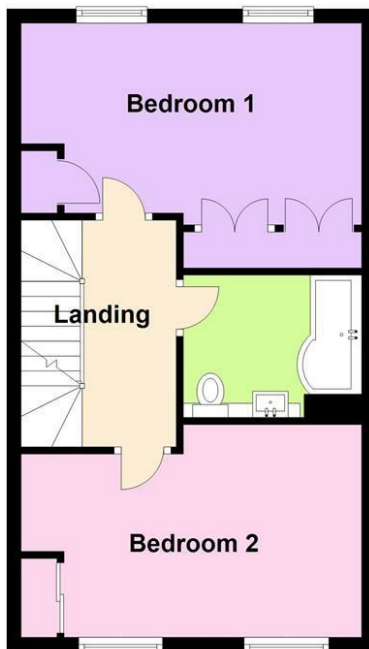
### Ground Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



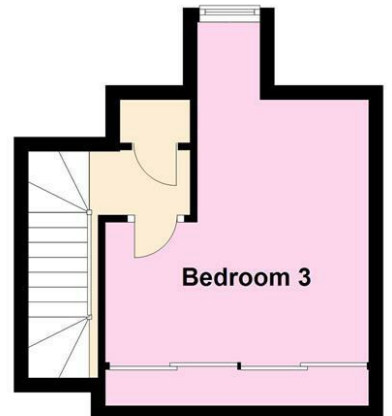
### First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



### Second Floor

Approx. 20.3 sq. metres (218.6 sq. feet)



Total area: approx. 101.7 sq. metres (1094.4 sq. feet)

### **Entrance Hall**

Double glazed front door with obscured glazing, modern dark wood effect laminate flooring, neutral emulsion painted walls, two ceiling light fittings, radiator in decorative box cover.

### **Ground Floor WC**

8'5 x 3'5 (2.57m x 1.04m)

White painted panelled door, modern dark wood effect laminate flooring, WC, white gloss vanity unit with top mounted wash basin, neutral emulsion painted walls, coat storage hanging facilities, double glazed obscured glass window.

### **Kitchen/Diner**

16'5 x 8'8, reducing to 8'2 (5.00m x 2.64m, reducing to 2.49m)

White painted panelled door, large porcelain finish cream colour floor tiles, grey gloss kitchen suite with grey wood grain effect counter tops, integrated washing machine, integrated dish washer, low level integrated fridge and separate freezer, high level integrated microwave, electric oven and hob, integrated extractor, white splash back wall tiles, neutral emulsion painted walls, double glazed window to front.

### **Living Room**

15'9 x 11'1 (4.80m x 3.38m)

White painted panelled door, modern dark wood effect laminate flooring, neutral emulsion painted walls with one feature wall papered wall, double glazed French doors leading to rear garden, ceiling light fitting, radiator, access to under stairs storage cupboard.

### **Master Bedroom**

15'9 max x 9'3 max to front of wardrobes (4.80m max x 2.82m max to front of wardrobes)

White painted panelled door, grey carpet, neutral emulsion painted walls with one feature wall papered wall, large built in wardrobes with wood effect door fronts, ceiling light fitting, radiator, two double glazed windows.

### **Bedroom 2**

15'9 max x 9'7 reducing to 8'6 (4.80m max x 2.92m reducing to 2.59m)

White painted panelled door, grey carpet, neutral emulsion painted walls with one feature wall papered wall, ceiling light fitting, radiator, two double glazed windows, built in wardrobe with mirrored sliding doors.

### **Family Bathroom**

8'0 max x 6'4 max (2.44m max x 1.93m max)

White panelled door, natural stone effect tiled flooring, large vanity storage unit with integrated concealed cistern WC and top mounted wash basin, large P shaped bath with glass shower screen and wall integrated shower controls, spot lights, extractor fan, chrome heated towel rail.

### **Bedroom 3 (second floor)**

l-shape, 12'1 max x 12'1 max (l-shape, 3.68m max x 3.68m max)

Landing outside bedroom door with access into eaves storage space, white panelled door to bedroom, grey carpet, pink emulsion painted walls, large full wall length built in wardrobes with sliding doors, double glazed dormer window, loft access hatch.

### **Outside**

To the front of this property, the owners benefit from two allocated parking spaces.

To the rear is a private garden extending to approximately 30-35ft, paved patio and gravelled area, a grey decked large patio to the end of the garden, high level boundary fencing with bamboo fascia, gate to rear with access from a residents rear alley way.

### **Service Charges**

This property forms a private development of mixed freehold and leasehold/shared ownership properties.

Where the development is private, there is a service charge of approximately £50-£60 per month paid by each property owner towards the maintenance and upkeep of the grounds and common areas.

#### **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.