



£725,000 Freehold

235 Clock House Road

Beckenham, BR3 4LD

- TERRACED FOUR BEDROOM LOFT EXTENDED FAMILY HOME
- MASTER LOFT BEDROOM WITH ENSUITE SHOWER ROOM
- TWO FURTHER DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- MODERN BATHROOM WITH SHOWER AND FREE STANDING BATH
- OPEN PLAN LIVING TO GROUND FLOOR
- ATTRACTIVE WOOD SHAKER STYLE KITCHEN SUITE
- ATTRACTIVE WESTERLY ASPECT GARDEN WITH SPACIOUS SUMMER HOUSE
- QUIET RESIDENTIAL LOCATION CLOSE TO BECKENHAM CENTRE
- CLOSE TO BALGOWAN PRIMARY AND EDEN PARK HIGH SCHOOLS
- NEARBY TO ELMERS END STATION AND TRAM, EASY REACH TO BECKENHAM TOWN CENTRE



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We are excited to offer for sale this stunning loft extended four bedroom, two bathroom terraced family home presented immaculately throughout and with the added benefit of a large summer house in the rear garden with full power and lighting.

To the ground floor, the property is open plan, with lounge, dining area and kitchen knocked through to create a wonderful open feel of space. The dining area benefits from double glazed doors that open onto the attractive rear garden.

To the first floor are two double bedrooms, one single bedroom and a spacious well appointed bathroom with shower enclosure and a free standing period style bath. The master bedroom suite can be found on the second floor and also benefits from large built in wardrobes and an ensuite shower room.

There is a driveway to the front with lawn area to side, which can easily be extended to create two off road parking spaces if required. To the rear is an attractive well designed garden with spacious decked patio, laid mainly to lawn to the centre with fenced boundaries and a rear access gate providing an alternative route to the garden.

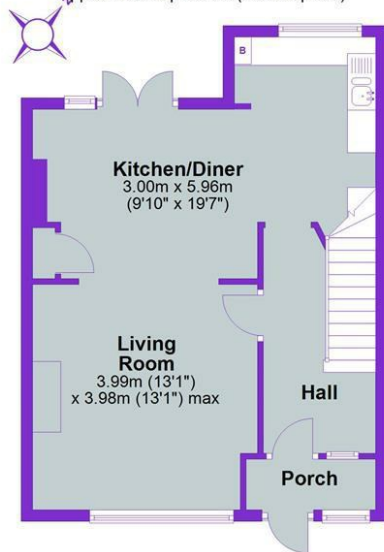
There is a substantial summer house in the rear of the garden which boasts double glazed windows and doors, and with full power, lighting and electric heating.

Balgowan Primary School and Eden Park High School are both close by, as is Elmers End train station which offers trains to central London and tram services towards Croydon and Wimbledon. there are a good selection of local shops and businesses nearby and Beckenham town centre is also within easy reach.



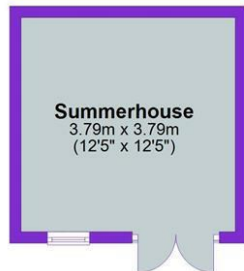
Ground Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



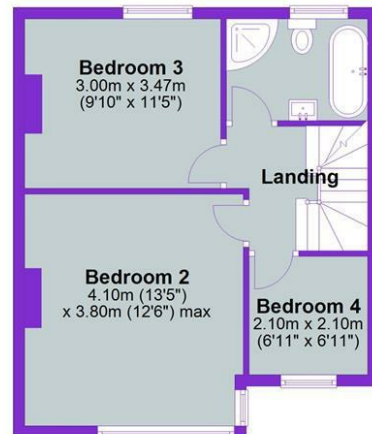
Outbuilding

Approx. 14.4 sq. metres (154.7 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Second Floor

Approx. 24.2 sq. metres (260.4 sq. feet)



Total area: approx. 126.4 sq. metres (1360.2 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

Entrance Hall

Enclosed UPVC double glazed porch, tiled floor, spot lights, panelled and painted front door with leaded and stained glass upper panel, UPVC double glazed leaded and stained glass side window, parquet effect Amtico style flooring, neutral emulsion painted walls, radiator, ceiling light fitting, under stairs cupboard.

Lounge Area

Parquet effect Amtico style flooring, emulsion painted walls, coving, spot lights and two wall light fittings, UPVC double glazed leaded windows, ornamental fire place surround with gas fire.

Kitchen Dining Area

Parquet effect Amtico style flooring, range of wall and base kitchen cabinets with shaker style door and drawer fronts, black counter tops, white splash back tiles, gas boiler, UPVC double glazed French doors to garden with further double glazed window to side, built in storage cupboard to chimney breast recess, spot lights, two vertical modern radiators.

Master/Loft bedroom

Neutral carpet, emulsion painted walls, radiator, spot lights, large range of built in wardrobes, wall mounted air conditioning unit, UPVC double glazed windows to front and rear, with the front being leaded.

Master Ensuite Shower Room

Tiled floor and fully tiled walls, large walk in shower enclosure with sliding entry door and wall integrated shower controls, wall hung wash basin, concealed cistern saniflow style WC, extractor fan, heated towel rail, spot lights. Eaves storage cupboard outside bedroom on 2nd floor landing.

Bedroom 2

Neutral carpet, emulsion painted walls with feature wall paper to chimney breast, ceiling light fitting, radiator, UPVC leaded double glazed window, coving, 2 x wall light fittings.

Bedroom 3

Neutral carpets, neutral emulsion painted walls, UPVC double glazed window, coving, radiator, UPVC double glazed window, 2 x wall light fittings.

Bedroom 4

Neutral carpet, two tone emulsion painted walls, UPVC double glazed leaded window, ceiling light fitting, coving, radiator.

Family Bathroom

Wood effect tiled flooring, part tiles walls with remained painted in neutral emulsion paint, corner shower enclosure with curved glass sliding entry doors and wall integrated shower controls, free standing Victorian style bath with claw feet and a side mounted mixer tap with shower attachment, WC, vanity storage unit with top mounted wash basin, UPVC double glazed obscured glass window, ceiling light fitting, extractor fan.

Garden

Accessed via dining room via double doors, opening onto a spacious decked patio with balustraded boundary and gate providing access to the garden, which is laid mainly to lawn with fenced boundaries and a planting area. There is also a rear gate which is accessed via a communal alley way to the rear, providing additional garden access.

Summer House

A spacious timber summer house with double doors, double glazed windows in doors and to front and side, lighting, heating and power, storage cupboard to corner.

Utilities/Energy Efficiency/Council Tax

EPC Energy Rating D

Electricity: Mains connected, current supplier is EDF Energy.

Gas: Mains connected, current supplier is British Gas.

Water: Mains connected, supplier is Thames Water. Council Tax Band D - current annual council tax is £1842.19 for 2023/2024.

Estimated Broadband Speeds: Basic

7mbps/Superfast 39 mbps/Ultrafast 1000 mbps.

Mobile Coverage: EE/Vodafone/Three/O2.

Satellite/Fibre/TV Availability: BT/Sky/Virgin.

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.