



homezone

Offers In Excess of  
£499,950 Freehold

16 Derrick Road

Beckenham, BR3 3QQ

- CHAIN FREE SALE
- REQUIRES COMPLETE MODERNISATION
- TWO RECEPTION ROOMS
- GENEROUS SIZED KITCHEN
- TWO DOUBLE BEDROOMS / 1 SINGLE
- SPACIOUS BATHROOM
- QUIET AND HIGH POPULAR ROAD
- CLOSE TO AMENITIES & SCHOOLS
- 10 MIN WALK TO ELMERS END STN



### Homezone Property Services - Beckenham

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Requiring complete modernisation, we are pleased to offer for sale this spacious 1930's terraced family home which has been in the current family for over 50 years.

The property comprises spacious entrance hall, living room, dining room and generous kitchen to the ground floor, and to the first floor are two good sized double bedrooms, a single third bedroom and a very spacious bathroom with a wet-room style walk-in shower.

Derrick Road is a very popular street, well positioned for easy access to Elmers End station/tram and Beckenham town centre, but very quiet being away from main roads.

There is a generous rear garden of approximately 80ft with a detached garage to the rear accessed via a common driveway.

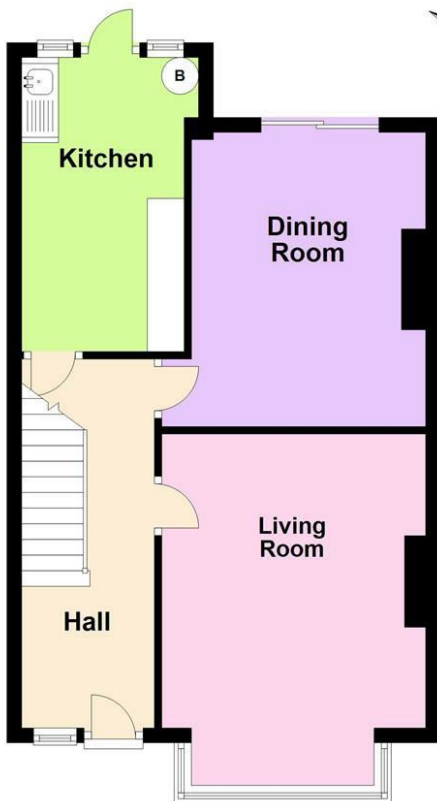
Local schools include Marian and Balgowan primary schools, and the upcoming Eden Park High School is also very close.

This is an attractive house offering excellent potential to someone wish to acquire a home significantly under usual market value and make the home their own. An early viewing is highly recommended.



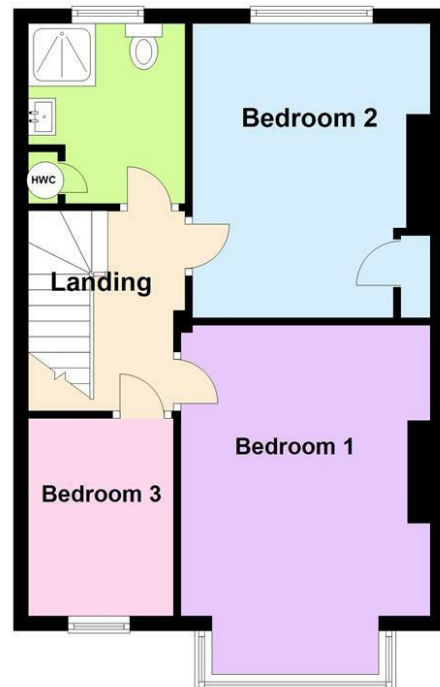
### Ground Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



### First Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



Total area: approx. 92.2 sq. metres (992.9 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**

Solid wood panelled front door with arch pattern glass panels to top of door, neutral decoration, carpet to floor, radiator, under stairs meter cupboard, radiator.

**Lounge**

15'7 max bay x 11'8 max recesses (4.75m max bay x 3.56m max recesses)

Solid wood panelled door, neutral carpet, wall paper to walls, picture rail, double radiator, UPVC double glazed window, coving.

**Dining Room**

13'0 x 10'5 max recesses (3.96m x 3.18m max recesses)

Solid wood panelled door, carpet, neutral emulsion walls, feature wall paper to chimney breast recesses, aluminium framed double glazed sliding patio door, radiator, wall lights.

**Kitchen**

12'8 x 6'10 (3.86m x 2.08m)

Solid wood panelled door, tile effect vinyl flooring, white/wood effect kitchen cabinet doors, light colour laminated worktops, wall paper to walls, stainless steel sink and drainer unit, ceiling light fitting, single glazed window and door to rear garden, gas boiler.

**Master Bedroom**

15'9 max bay x 11'0 max recesses (4.80m max bay x 3.35m max recesses)

Solid wood panelled door, partially carpeted, neutral wall paper to walls, picture rail, UPVC double glazed bay window, ceiling light fitting, radiator.

**Bedroom 2**

13'0 x 10'8 max recesses (3.96m x 3.25m max recesses)

Solid wood panelled door, carpet to floor, wall paper to walls, UPVC double glazed window, built in cupboard to one chimney breast recess, ceiling light fitting, radiator.

**Bedroom 3**

8'9 x 6'6 (2.67m x 1.98m)

Solid wood panelled door, carpet to floor, floral design wall paper, picture rail, UPVC double glazed window, built in cupboard and shelving/drawers, ceiling light fitting, radiator.

**Bathroom**

8'10 x 6'7 (2.69m x 2.01m)

Solid wood panelled door, vinyl flooring, WC, wall mounted wash basin, walk-in wet room style shower with wall mounted electric shower, UPVC double glazed window, built in airing cupboard, radiator, ceiling light fitting, part tiled walls.

**Outside**

To the front is a walled boundary garden laid mainly to lawn with footpath from pavement to front door.

The rear garden stretches to approximately 80ft, laid mainly to lawn with part walled boundary and part fenced, and a detached garage to the rear measuring approx 8ft wide by 12-15ft approx long.

**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.