



homezone

**£600,000 Freehold**

**44 Dunbar Avenue**

Beckenham, BR3 3RQ

- CHAIN FREE
- BEAUTIFUL 3 BEDROOM SEMI-DETACHED HOUSE
- CONTEMPORARY DECORATION
- OPEN PLAN KITCHEN AND DINING ROOM
- CONSERVATORY
- FITTED WARDROBES TO ALL BEDROOMS
- SECLUDED GARDEN ON WIDER CORNER PLOT WITH SUMMERHOUSE
- DETACHED GARAGE AND SPACIOUS DRIVEWAY
- IDEALLY LOCATED FOR ELMERS END RAILWAY STATION
- QUIET RESIDENTIAL STREET



### Homezone Property Services - Beckenham

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We are delighted to offer for sale this beautifully presented corner plot semi-detached three bedroom family home, located in a quiet residential street and with a west facing rear garden and positioned close to Elmers End station and convenient shops and amenities.

The property benefits from a wider than average garden due to it's corner plot situation and internally comprises two reception rooms, a spacious and modern kitchen/dining room, conservatory, two double bedrooms, one single bedroom and a modern family bathroom suite.

There is a separate detached garage with the property, and a good sized paved driveway to the front, and the rear garden benefits from a large patio, large lawn area and a large timber summerhouse.

Local schools include Marian Vian Primary, Balgowan Primary, the Langley Schools and the new Eden Park High School due to officially open this September term.



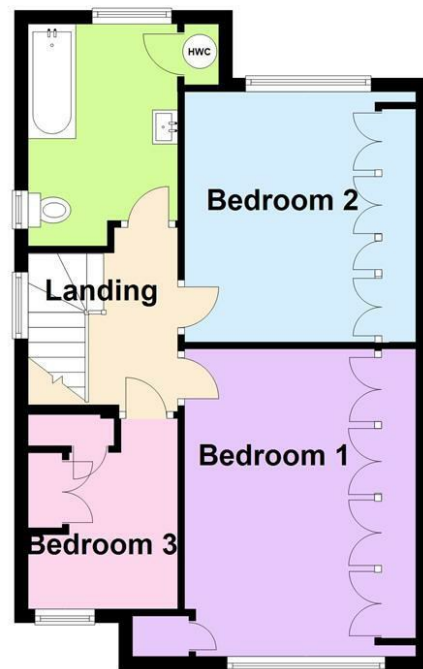
## Ground Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



## First Floor

Approx. 48.9 sq. metres (526.2 sq. feet)



Total area: approx. 106.9 sq. metres (1150.1 sq. feet)

**Entrance Hall**

Enclosed entrance porch with double glazed windows and double glazed door, tiled floor, wall light. Solid wood front door with tongue and groove finish and small centrally-aligned leaded glazed panel, double glazed frosted window to porch, radiator, contrasting wall papered walls, dado rail, telephone point, coved ceiling with light, thermostat control, wood panelled door to coat cupboard, door to under-stairs cupboard. Contemporary striped stair carpet.

**Lounge**

14'5" max into bay x 12' max into recesses (4.39m max into bay x 3.66m max into recesses)

Solid wood panelled door, double glazed window to front bay, gas coal effect fireplace with limestone surround, double radiator, coving, wall papered walls, oak flooring, spot lights.

**Kitchen**

10'5" x 8'3 max into recesses (3.18m x 2.51m max into recesses)

Double glazed window to rear with extractor fan, double glazed door leading to garden, range of white Shaker style fitted wall and base units, space for range cooker, single stainless steel sink unit with mixer tap, wood worktops, space and plumbing for dishwasher, washing machine and tumble dryer, wall mounted Vokera boiler. Metropolitan tiled walls, wall lights, panelled ceiling with light. Opening to:

**Dining Room**

12'1" x 10'11" max into recesses (3.68m x 3.33m max into recesses)

Solid wood panelled door, double glazed sliding patio doors to conservatory, range of white Shaker style fitted wall and base units to chimney breast wall, feature wall with Metropolitan tiles, double radiator space for fridge and freezer, coved ceiling, ceiling light, tiled floor. Opening to kitchen.

**Conservatory**

11'10" x 8'5" (3.61m x 2.57m)

Double glazed french doors leading to garden, double glazed windows to rear and side, tiled floor, wall lights, wall mounted electric heater.

**Landing**

Double glazed uPVC window to side, contemporary striped carpet, ceiling light, hatch to loft.

**Master Bedroom**

14'5" to wards x 11' max into recesses (4.39m to wards x 3.35m max into recesses)

Solid wood panelled door, double glazed window to front bay, double radiator, contemporary fitted wardrobes along one wall, neutral wall papered walls, door to eave's storage, coved ceiling with spotlights, wood floor.

**Bedroom 2**

12' x 11' max into recesses (3.66m x 3.35m max into recesses)

Solid wood panelled door, double glazed uPVC window to rear, double radiator, contemporary fitted wardrobes along one wall, coved ceiling with spotlights, neutral wallpapered walls, wood floor.

**Bedroom 3**

8'10" x 6'11" max (2.69m x 2.11m max)

Solid wood panelled door, double glazed upVC window to front, double radiator, contemporary fitted wardrobes to two walls with matching fitted drawer unit, picture rail, air vent, ceiling spotlights, air vent.

**Bathroom**

10'6" max into recesses x 6'10" max (3.20m max into recesses x 2.08m max)

Solid wood panelled door, double glazed uPVC window to rear, double glazed uPVC window to side, wall mounted wash hand basin with fitted cupboard, bath with shower over and mixer tap, glass shower screen, airing cupboard housing hot water tank, tiled walls, double radiator, tiled floor, ceiling spotlights.

**Outside**

70' x 45' approximately (21.34m x 13.72m approximately)

To the front is a block paved driveway that can comfortably accommodate two vehicles. Feature planted raised bed bordered with railway sleepers set into driveway.

To the rear is a well established garden mainly laid to lawn with mature trees and featuring a stone paved patio area leading to a further decked area, an attractive summer house and fenced boundaries. The detached garage has an up and over door to the front, side door access and benefits from 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.