



homezone

**£349,950 Leasehold -
Share of Freehold**

292 Blandford Road

Beckenham, BR3 4NL

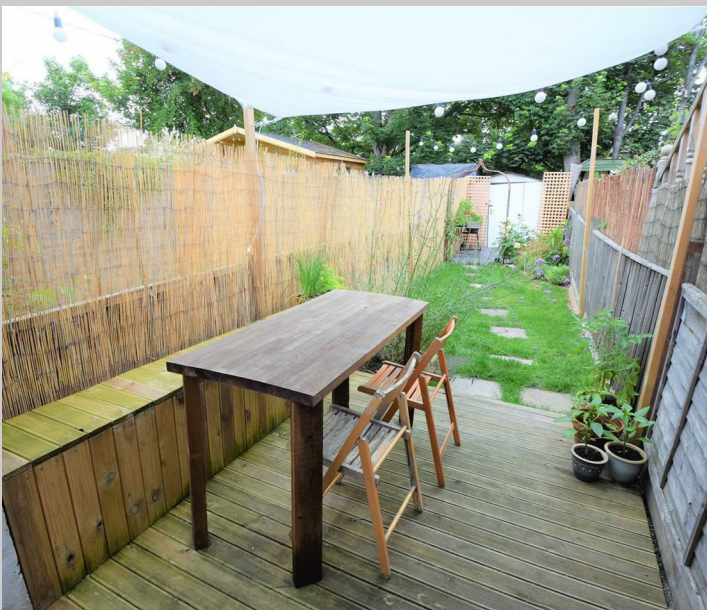
- BEAUTIFUL 2 BED CONVERSION FLAT
- FIRST FLOOR WITH PRIVATE GARDEN
- STUNNING LIVING ROOM
- EXPOSED FLOOR BOARDS
- MODERN WHITE DECORATION
- RECENT MODERN BATHROOM SUITE
- SPACIOUS RECENT KITCHEN/DINER
- ATTRACTIVE 50FT PRIVATE GARDEN
- CLOSE TO BIRKBECK/CLOCKHOUSE/KENT HOUSE
- QUIET LOCATION



Homezone Property Services - Beckenham

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We are delighted to offer for sale this stunning first floor two bedroom maisonette with private rear garden, offered in beautiful condition throughout.

The property comprises attractive entrance hall with recently installed grey colour composite double glazed front door, fitted matting to internal lobby and recently installed carpet to stairs and landing with neutral emulsion painted walls, a spacious and recently fitted kitchen suite with solid wood butcher block counter tops and wood effect flooring, a modern living room with exposed floor boards and white emulsion painted walls with exposed brick fireplace and chimney breast, two bedrooms both with exposed floor boards and neutral decoration and a modern white bathroom suite with white brick work style wall tiles and Victorian style ceramic floor tiles.

The property is presented in beautiful condition throughout, with exposed floor boards to lounge and both bedrooms, beautifully finished neutral decoration to all areas, double glazed windows and gas central heating with a recently installed combination gas boiler.

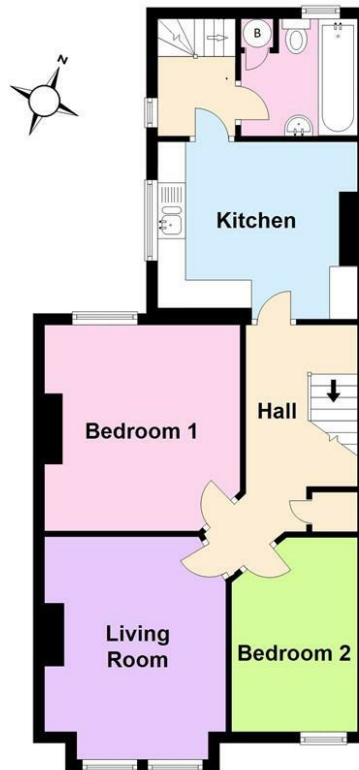
To the rear of the flat is a lobby area with internal staircase that leads down to a rear door that opens to the private garden, which comprises decked patio and decking constructed seating area, a lawn with stepping stones, an attractive flower bed to rear with wrought iron arch to a slate chipping area in front of the rear garden shed.

Local schools include Churchfields and Stewart Fleming, and there are good rail connections close by with Birkbeck, Clock House and Kent House stations all within easy reach.



First Floor

Approx. 61.5 sq. metres (661.7 sq. feet)



Total area: approx. 61.5 sq. metres (661.7 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 Grey colour composite double glazed front door, fitted door mat, neutral carpet to stairs and landing, neutral painted walls, ceiling light fitting, built in storage cupboard.

Lounge

13'0 max into bay x 10'2 max into recesses (3.96m max into bay x 3.10m max into recesses)

White painted panelled door, exposed and treated floor boards, white emulsion painted walls, ceiling coving, exposed brick chimney breast and fireplace, recess shelving, double glazed windows, ceiling light fitting, double radiator.

Kitchen

11'10 max to recesses x 10'3 (3.61m max to recesses x 3.12m)

White painted panelled door, wood effect laminate flooring, white emulsion painted walls, dark navy colour kitchen door and drawer fronts with solid wood butcher block counter tops and a butler sink, mosaic style splash back tiling, radiator, double glazed window, ceiling light fitting,

Bedroom 1

11'6 max x 11'2 max into recesses (3.51m max x 3.40m max into recesses)

White painted panelled door, exposed and treated floor boards, white emulsion painted walls with feature turquoise painted chimney breast, double glazed window, ceiling light fitting, radiator.

Bedroom 2

10'11 max x 6'6 max (3.33m max x 1.98m max)

White painted panelled door, exposed and treated floor boards, white emulsion painted walls, double glazed window, ceiling light fitting, radiator.

Rear Lobby Area

6'8 max x 4'5 (2.03m max x 1.35m)

Rear lobby providing access to bathroom and staircase leading down to rear door and garden. Wood effect laminate flooring, white emulsion painted walls, window.

Bathroom

7'0 max x 6'8 max (2.13m max x 2.03m max)

Dark navy painted door, Victorian style printed ceramic floor tiling, white bath with dark navy

coloured panel and shower over with wall integrated shower mixer and shower curtain, pedestal was basin, WC, bevel edged white ceramic brickwork style wall tiling, airing/boiler cupboard, double glazed window, ceiling light fitting,

Rear Garden

Approximately 50ft in length with fenced boundaries, a decked patio with decking constructed bench for seating area, lawn with stepping stones, flower bed to rear with wrought iron arch into a small slate chipping area in front of the storage shed.

Lease / Service Charge details

Length of Lease - Long lease.

Service Charges - There are no service charges, maintenance as and when required.

Ground rent - No ground rent.

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.