



homezone

£485,000 Freehold

23 Abbey Lane

Beckenham, BR3 1SB

- THREE BEDROOM MID-TERRACE HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS MODERN KITCHEN/DINER
- CONTEMPORARY BATHROOM
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SOUTH-FACING COURTYARD GARDEN
- RESIDENTS AND VISITORS OFF STREET PARKING
- CLOSE TO BECKENHAM HIGH STREET
- SHORT WALK TO BECKENHAM JUNCTION STATION & TRAM STOP



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A beautifully presented and surprisingly spacious mid-terrace three bedroom family home, forming part of a quiet residential development within easy reach of Beckenham town centre.

Internally, the property comprises spacious entrance hall, ground floor WC, modern and very spacious kitchen/dining room and an equally spacious lounge to the ground floor. The first floor provides two generous double bedrooms, a good sized single bedroom and a beautiful modern bathroom suite with shower over bath, wood effect vanity storage with combined wash basin and concealed cistern WC and a white bath with shower over and wall integrated shower controls.

This property is presented immaculately throughout and needs nothing. The decoration is high quality, including neutral colours, recent grey carpets and grey tile and wood effect flooring. The property benefits from gas central heating and is fully double glazed.

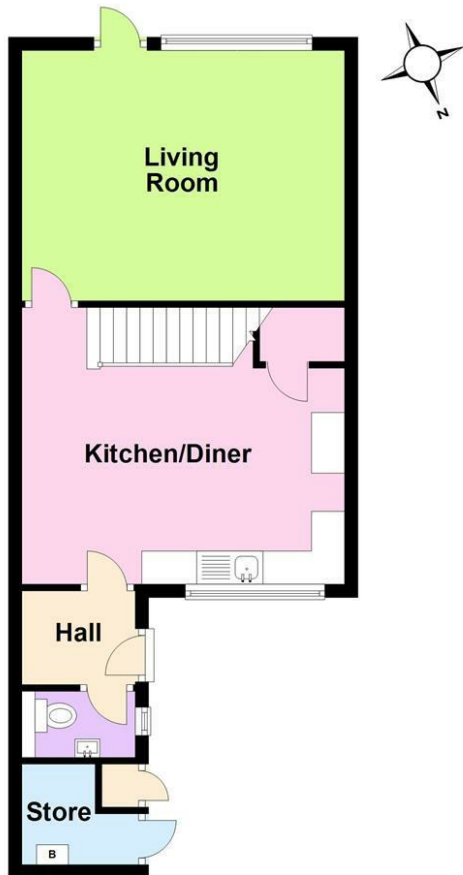
There is an attractive picket fenced front garden which overlooks a spacious green with direct views of a beautiful mature Oak tree. There is also a courtyard style rear garden with good sized patio, outside storage and a rear access gate.

Beckenham town centre and stations at Beckenham Junction and New Beckenham are all within easy reach. Worsley Bridge Primary School is just yards from the property.



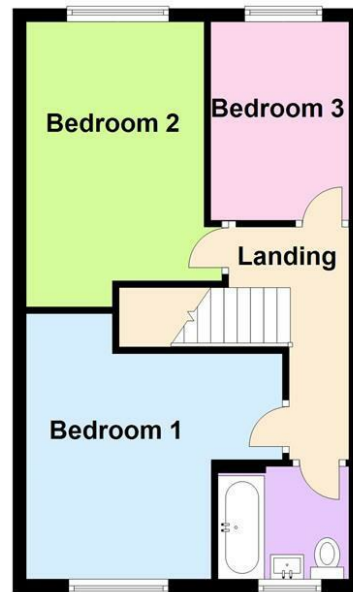
Ground Floor

Approx. 46.3 sq. metres (498.8 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



Total area: approx. 87.2 sq. metres (938.5 sq. feet)

Entrance Hall

5'7 x 4'8 (1.70m x 1.42m)

UPVC double glazed front door, grey tile effect flooring, grey emulsion painted walls, coat hanging area.

Ground Floor WC

White painted door, grey wood effect flooring, gloss white vanity cabinet with small top mounted wash basin and chrome mixer tap, concealed cistern WC, ceiling light fitting, emulsion painted walls, double glazed window.

Kitchen/Dining Room

16'0 x 10'7 (4.88m x 3.23m)

Glazed door from hallway, grey tile effect flooring, grey emulsion painted walls, white gloss kitchen suite with white laminated quartz effect worktops, under stairs storage cupboard, double glazed window, radiator, ceiling light fitting, spot lights.

Lounge

15'11 x 12'5 (4.85m x 3.78m)

Glazed door, grey carpet, grey emulsion painted walls with one blue painted feature wall, double glazed window and double glazed door to garden, ceiling light fitting, radiator.

Master Bedroom

12'7 x 9'0 (3.84m x 2.74m)

White painted panelled door, grey carpet, neutral emulsion painted walls with feature wall papered wall, recess with fitted hanging and shelving, double glazed window, ceiling light fitting, coving, radiator.

Bedroom 2

12'10 max x 11'1 max (3.91m max x 3.38m max)

White painted panelled door, grey carpet, neutral emulsion painted walls with two feature wall papered walls, double glazed window, ceiling light fitting, radiator, recess with fitted hanging/shelving, coving to ceiling.

Bedroom 3

9'7 x 6'9 (2.92m x 2.06m)

White painted panelled door, grey carpet, grey emulsion painted walls with one feature wall papered wall, double glazed window, coving, ceiling light fitting, radiator.

Bathroom

6'8 x 5'7 max (2.03m x 1.70m max)

White painted panelled door, high gloss grey colour wood grain effect ceramic floor tile, part painted walls with blue colour brick work style tiles to remainder, white bath with shower over and a glass shower screen, wall integrated shower controls and outlet, and side of bath mounted mixer tap, wood effect vanity storage unit with top mounted wash basin and concealed cistern WC, double glazed window, spot lights, extractor fan, chrome heated towel rail.

Outside

To the front is an attractive picket fenced garden with pathway from gate to door, an external storage cupboard and attractive planting beds with shrubs, bushes and small trees.

To the rear is a courtyard style garden with paved patio, planting area, and external storage cupboard and a rear gate providing additional access to the garden.

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.