



homezone

£525,000 Freehold

12 Aviemore Way

Beckenham, BR3 3RR

- CHAIN FREE
- ATTRACTIVE 3 BED END TERRACE HOME
- LARGE WEST FACING GARDEN
- TWO GOOD SIZE RECEPTIONS
- THREE GENEROUS BEDROOMS
- MODERN FAMILY BATHROOM SUITE
- ATTRACTIVE WOOD FINISH KITCHEN
- LARGE GARAGE TO REAR
- VERY QUIET LOCATION
- EASY ACCESS TO BECKENHAM CENTRE



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A beautifully presented end of terrace with large widening rear garden, three bedroom, two reception 1930's family home, located in a popular and quiet residential street with easy access to transport and town centres.

The property comprises covered entrance porch, spacious modern hallway, two well presented reception rooms, a modern wood finish kitchen suite, two generous double bedrooms with a decent sized third bedroom, and a modern family bathroom with P shaped bath.

The property is tastefully presented throughout with neutral and pastel colours, feature wall papered walls, attractive floor coverings, and both the bathroom and kitchen are modernly presented, with the kitchen offering integrated appliances.

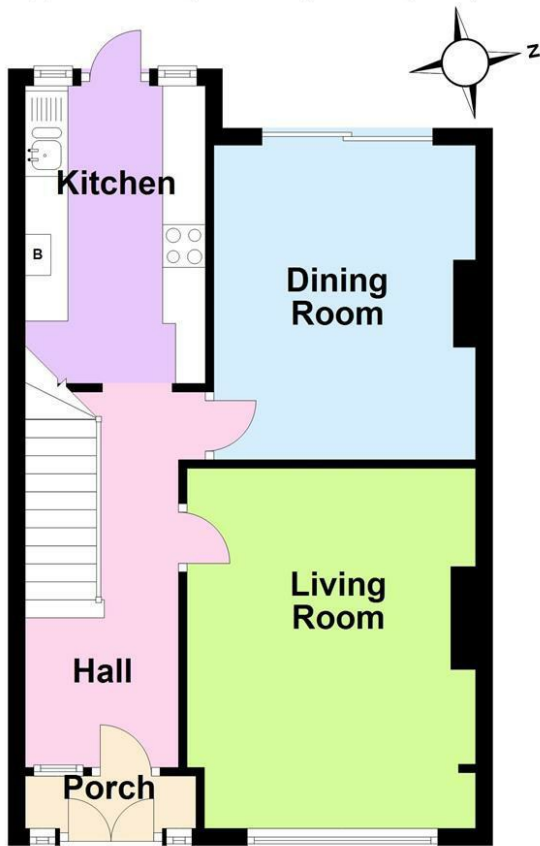
The garden is one of the largest in the street, with the property being both end of terrace and on a bend in the road, which means an already wider than average garden widens even further, at it's widest being circa 30ft. To the end of the garden is a large detached garage.

Beckenham town centre is within easy reach, Eden Park and Elmers End train stations are close by, and local schools include Marian Vian primary, Eden Park High School and the Langley Schools.



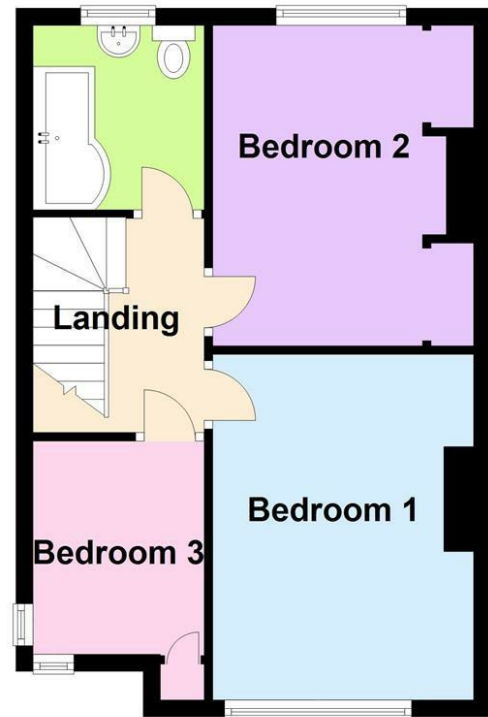
Ground Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 83.7 sq. metres (900.5 sq. feet)

Entrance Hall

Enclosed front porch with double glazed entry doors, tiled floor, ceiling light fitting, white painted internal walls, solid wood front door, grey emulsion painted walls with feature wall papered wall, coving, radiator, under stairs storage cupboard, grey carpet to stairs, alarm control panel.

Lounge

13'7 max x 11'1 max recesses (4.14m max x 3.38m max recesses)

Solid wood door, wood effect laminated flooring, grey emulsion painted walls with wall papered feature wall, coving, ceiling light fitting, radiator, double glazed windows.

Dining Room

12'1 x 9'11 max (3.68m x 3.02m max)

Solid wood panelled door, wood effect laminated flooring, pastel emulsion painted walls with wall papered feature chimney breast, radiator enclosed in a decorative wooden cover, coving, ceiling light fitting, double glazed sliding patio doors to garden.

Kitchen

11'6 x 6'11 (3.51m x 2.11m)

Grey tiled flooring, wood finish kitchen suite with dark grey counter tops, silver splash back tiling, blue emulsion painted upper walls, gas hob, electric oven, stainless steel extractor hood, stainless steel 1.5 bowl sink and drainer unit, double glazed window and door to garden, integrated appliances including fridge freezer, washing machine and dish washer.

Master Bedroom

13'6 x 10'5 max recesses (4.11m x 3.18m max recesses)

Solid wood panelled door, neutral carpet, pastel blue emulsion painted walls with wall papered feature wall, ceiling light fitting, radiator, double glazed windows.

Bedroom 2

12'2 x 10'2 max recesses (3.71m x 3.10m max recesses)

Solid wood panelled door, neutral carpet, white emulsion painted walls, two wall papered feature walls, built in wardrobe, ceiling light fitting, radiator, double glazed window.

Bedroom 3

8'0 x 6'9 (2.44m x 2.06m)

Solid wood panelled door, neutral carpet, pastel colour emulsion painted walls with two wall papered feature walls, eaves cupboard, corner "double aspect" double glazed window, radiator, ceiling light fitting.

Bathroom

6'9 x 6'8 (2.06m x 2.03m)

Solid wood panelled door, neutral colour stone effect vinyl flooring, white P shaped bath with shower over and curved glass shower screen, half pedestal wash basin, WC, chrome heated towel rail, fully tiled walls in a modern cream colour ceramic tile, ceiling light fitting, double glazed window.

Garden

West facing and stretching to approximately 80-90ft in total and with a widening plot at approx 30ft at it's widest, large paved patio, mainly laid to lawn with fenced boundaries and a planting bed to one side, side gate entrance, a large detached garage to rear measuring approx. 10ft x 20ft with wood entry doors and side entry doors.

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.