



homezone

£620,000 Freehold

227 Croydon Road

Beckenham, BR3 3PT

- BEAUTIFUL SEMI-DETACHED HOME
- THREE GENEROUS BEDROOMS
- LARGE 31FT THROUGH LOUNGE/DINER
- MODERN CREAM GLOSS KITCHEN
- HUGE WET-ROOM BATHROOM
- IMMACULATELY PRESENTED THROUGHOUT
- LARGE SOUTHERLY ASPECT GARDEN
- SEPARATE GARAGE / DECKED PATIO
- CLOSE TO BALGOWAN SCHOOL
- EASY ACCESS TO BECKENHAM TOWN



Homezone Property Services - Beckenham

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A surprisingly spacious and immaculately presented 1930's three bedroom semi-detached home located in a highly popular location close to the ever popular Balgowan Primary School and within easy reach of Beckenham town centre.

The property comprises spacious entrance hall, a stunning 31ft through lounge diner with walnut effect flooring and modern neutral decoration, a modern cream colour high gloss kitchen suite, a utility room, two large double bedrooms, a spacious third bedroom and a generous bathroom with wet-room style shower.

The entire house is presented beautifully throughout with elegant and tasteful decor.

There is a paved front driveway that can comfortably accommodate two cars, and a shared access beside the property leading to the private garage. The rear garden extends to approximately 80ft with a wider than average plot, and there is a covered seating area to the rear of the living room, a spacious paved patio, mainly laid to lawn with a storage shed, planted areas and an attractive raised decked patio area to the rear of the garden.

The property enjoys superb transport links with bus services into Beckenham town centre, Bromley town centre and beyond, and a selection of local stations including Elmers End, Clock House, Kent House and Beckenham Junction all offering excellent central London commuter services.

This is a fantastic family home and an early viewing is highly recommended.



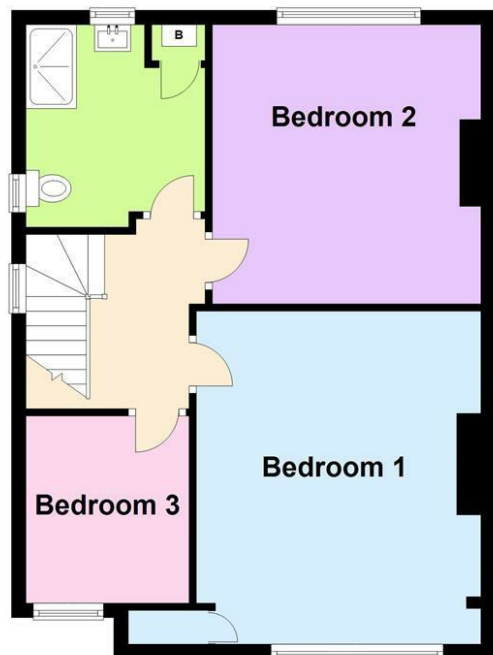
Ground Floor

Approx. 63.9 sq. metres (687.9 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 117.1 sq. metres (1260.8 sq. feet)

Entrance Hall

Enclosed entrance porch with double glazed sliding entry door and double glazed windows, terracotta tiled floor. Solid wood painted panelled front door with leaded/stained glass upper part and matching side window, lacquered walnut effect flooring, grey emulsion painted walls, picture rail, double radiator, two ceiling light fittings, under stairs storage cupboard, heating programmer/thermostat.

Through Lounge/Diner

31'0 x 13'0 max reducing to 12'0 max recesses (9.45m x 3.96m max reducing to 3.66m max recesses)

Wood panelled door, lacquered walnut effect flooring, grey emulsion painted walls, coving, two ceiling light fittings, UPVC double glazed window to front, double glazed sliding patio doors to rear, two recessed fire place openings, two radiators.

Kitchen

12'1 x 7'11 (3.68m x 2.41m)

Grey tile effect flooring, grey emulsion painted walls, high gloss cream kitchen suite with black worktops and mosaic tiled splash back, black induction hob, high level double oven, black and glass extractor hood, worktop recess with mirror, double glazed rear door leading to:

Utility Room

7'6 x 5'2 (2.29m x 1.57m)

UPVC double glazed door to garden and double glazed windows, plumbing and power for appliances.

Master Bedroom

15'1 x 12'8 max recesses (4.60m x 3.86m max recesses)

Wood panelled door, wood effect flooring, neutral emulsion painted walls, eaves storage cupboard, radiator, ceiling light fitting, double glazed window.

Bedroom 2

12'11 x 12'0 max recesses (3.94m x 3.66m max recesses)

Wood panelled door, wood effect flooring, emulsion painted walls, ceiling light fitting, radiator, double glazed window.

Bedroom 3

8'7 x 7'6 (2.62m x 2.29m)

Wood panelled door, wood effect flooring, emulsion painted walls, picture rail, double glazed window, radiator, ceiling light fitting.

Bathroom

9'1 max x 8'0 (2.77m max x 2.44m)

Wood panelled door, vinyl flooring, stone effect tiled walls, low level WC, wall mounted wash basin, wet-room style shower with floor drainage, two UPVC double glazed windows, boiler cupboard, spot lights to ceiling, extractor fan, white heated towel rail.

Outside

To the front is a paved driveway and shared driveway with neighbouring property providing access to the garage. the garage measures 15'7 x 7'5 internally.

To the rear is a wide plot garden measuring approximately 80ft in length, comprising a covered seating area to the rear of the living room and a large stone paved patio, main central lawn, storage shed to the rear of the garage, boundary flower beds and a fenced boundary to both sides, and a spacious raised decked patio area to the rear of 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.