



homezone

Offers In Excess of
£535,000 Freehold

33 Derrick Road

Beckenham, BR3 3QG

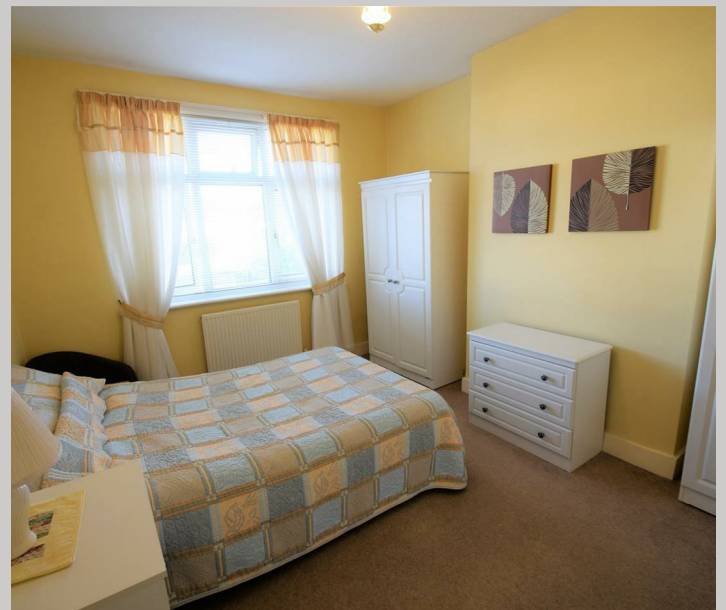
- THREE BED 1930'S FAMILY HOME
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN
- TWO DOUBLE BEDROOMS, 1 SINGLE
- FULLY TILED FAMILY BATHROOM
- QUIET POPULAR RESIDENTIAL ROAD
- DETACHED GARAGE TO REAR
- REQUIRES SOME UPDATING
- CLOSE TO ELMERS END STATION
- GOOD LOCAL SCHOOLS



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CHAIN FREE SALE

We are delighted to offer for sale this attractive three bedroom end of terrace 1930's family home presented in good order but requiring some updating.

The property comprises spacious lounge, dining room, generous fitted kitchen suite, two double bedrooms, one single bedroom and a good sized family bathroom.

The property benefits from double glazing and gas fired central heating with a combination gas boiler.

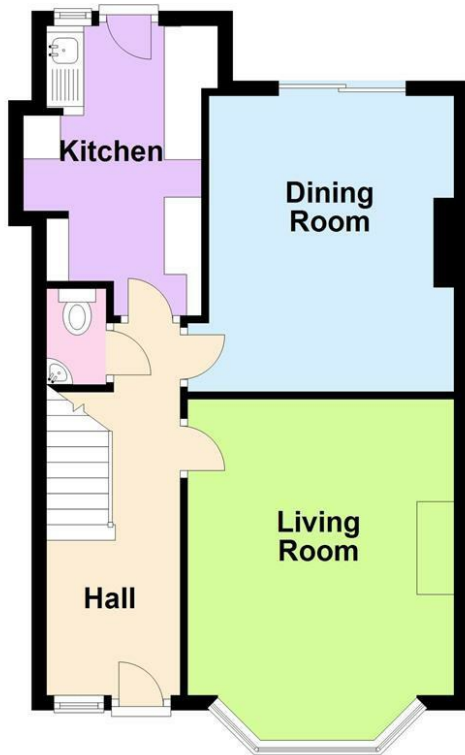
The rear garden stretches to approximately 75ft, with a paved patio, lawned area, fenced boundaries with a side access gate and a detached garage to the rear with access via a residents communal access road.

Local schools include Marian Vian Primary, Balgowan Primary and the new Eden Park High School which is due to open fully this year. Eden Park Station is less than 10 minutes walk and there is a wide variety of good restaurants and convenience shops close by at Elmers End.



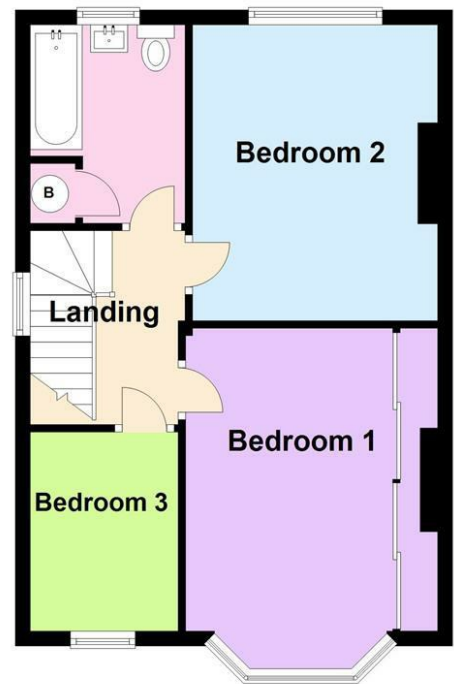
Ground Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.0 sq. feet)



Total area: approx. 92.5 sq. metres (995.6 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

UPVC double glazed front door and side window, neutral carpet, neutral emulsion painted walls, ceiling light fitting, under stairs storage cupboard.

Separate WC

White painted panelled door, wood effect vinyl flooring, neutral emulsion painted walls, WC, small wall mounted corner wash basin, light fitting, extractor fan.

Lounge

15'0 max bay x 11'9 max recesses (4.57m max bay x 3.58m max recesses)

Glass panelled door, neutral carpet, neutral emulsion painted walls with coving to ceiling, wood fire place surround with old style gas fire, double radiator, ceiling light fitting, UPVC double glazed bay windows.

Dining Room

13'0 x 10'5 max recess (3.96m x 3.18m max recess)

White painted panelled door, neutral carpet, neutral emulsion painted walls, double radiator, ceiling light fitting, UPVC double glazed sliding patio door to garden.

Kitchen

12'7 x 6'9 max (3.84m x 2.06m max)

White painted panelled door, cream shaker style kitchen suite with neutral colour counter tops, neutral splash back tiling, UPVC double glazed door and side window, ceiling light fitting, small radiator.

Master Bedroom

15'0 max bay x 11'0 max recesses (4.57m max bay x 3.35m max recesses)

White painted panelled door, carpet, wall paper to walls, large built in wardrobes with mirrored sliding doors, UPVC double glazed windows, ceiling light fitting, radiator.

Bedroom 2

13'0 x 10'3 max recesses (3.96m x 3.12m max recesses)

White painted panelled door, neutral carpet, neutral emulsion walls, double glazed window, ceiling light fitting, radiator.

Bedroom 3

8'8 x 6'6 (2.64m x 1.98m)

White painted panelled door, neutral emulsion

painted walls, neutral carpet, double glazed window, radiator, ceiling light fitting.

Bathroom

8'9 x 6'7 (2.67m x 2.01m)

White painted panelled door, vinyl flooring, white bath with shower over and a glass folding shower screen, pedestal wash basin, WC, boiler cupboard housing combination boiler, fully tiled walls, double glazed window, loft access hatch, radiator, ceiling light fitting.

Garden

The rear garden extends to approximately 70-75ft, there is a paved patio, central lawn with pathway leading to end of garden, planted beds with some shrubs and bushes, side access gate, detached garage with access via a residents access road to the rear.

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.