



homezone

**£535,000 Freehold**

**1 Balmoral Avenue**

Beckenham, BR3 3RD

- CHAIN FREE SALE
- THREE BEDROOM 1930'S END TERRACE
- SPACIOUS OPEN PLAN THROUGH LOUNGE
- FITTED KITCHEN / LARGE BATHROOM
- TWO GENEROUS DOUBLE BEDROOMS
- GOOD SIZED THIRD BEDROOM
- SOUTH FACING TO THE REAR
- BEAUTIFUL LANDSCAPED 85FT GARDEN
- CLOSE TO GOOD LOCAL SCHOOLS
- CLOSE TO ELMERS END



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## CHAIN FREE SALE

Forming part of a popular residential street, we are delighted to offer for sale this spacious end of terrace 1930's family home requiring some updating but offering much charm and character.

Internally, the property comprises a spacious through lounge/diner, fitted kitchen, two spacious double bedrooms, a generous third bedroom, a large bathroom and a separate WC. The property also benefits from double glazed window and gas central heating.

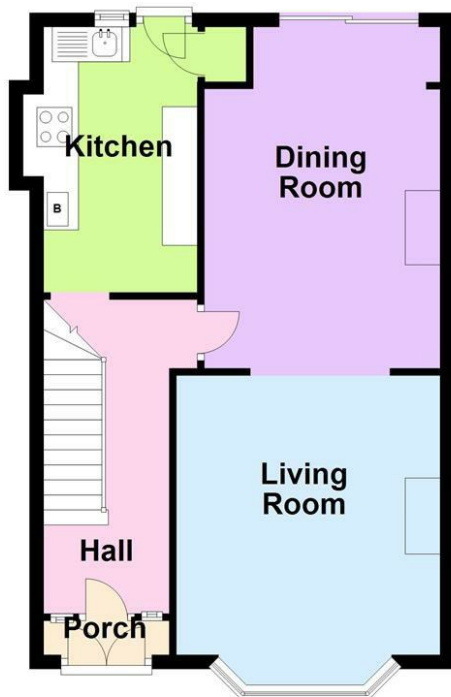
Externally, there is an attractive paved front garden with planting beds and a tall hedged boundary. The rear garden is a beautifully landscaped garden with tall manicured conifer hedging to both sides, stretching to 85ft plus the width of the detached garage to the rear, and with a paved patio and well maintained lawn, together with a brick storage shed.

Local schools include Marian Vian Primary, Balgowan Primary, Langley Schools and the new Eden Park High School. Public transport links are close by and Elmer End station with train and tram services are just a 10 minute walk. there is also a selection of local shops and restaurants and a 24hr Tesco superstore close by.



### Ground Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



### First Floor

Approx. 51.9 sq. metres (558.8 sq. feet)



Total area: approx. 103.6 sq. metres (1115.6 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**

Enclosed entrance porch with double glazed French doors, Teracotta tiled floor, white painted walls, light fitting. Solid wood painted panelled front door with upper glazed panels,. neutral carpet, neutral emulsion painted walls, radiator, ceiling light fitting, under stairs storage cupboard.

### **Through Lounge/Dining Room**

31'6 max bay x 12'0 max, reducing to 10'10 max (9.60m max bay x 3.66m max, reducing to 3.30m max)

Solid wood white painted panelled door, neutral carpet, neutral emulsion over wall paper, two radiators, two ceiling light fittings, two old style gas fires, white aluminium framed double glazed bay window, white aluminium framed double glazed sliding patio doors to garden, coving to ceiling.

### **Kitchen**

12'2 x 6'10 (3.71m x 2.08m)

Wood fronted kitchen suite, cream gloss finish marble effect laminated counter tops, double glazed window and door to garden, stainless steel sink and drainer unit, gas hob, oven, spaces for washing machine and fridge freezer, ceiling light fitting, tile effect vinyl flooring, cream splash back tiling.

### **Master Bedroom**

14'10 max bay x 11'0 max recess (4.52m max bay x 3.35m max recess)

White painted panelled door, carpet, cream emulsion paint over wall paper, white aluminium framed double glazed bay window, ceiling light fitting, large range of built in wardrobes, ceiling light fitting, radiator.

### **Bedroom 2**

16'0 max x 11'1 max recesses (4.88m max x 3.38m max recesses)

White painted panelled door, carpet, neutral emulsion paint over wall paper, two built in cupboards, white aluminium framed double glazed window, radiator, ceiling light fitting.

### **Bedroom 3**

9'2 x 7'0 (2.79m x 2.13m)

White painted panelled door, carpet, neutral emulsion paint over wall paper, white aluminium framed double glazed window, ceiling light fitting, radiator.

### **Bathroom**

9'1 max x 7'0 (2.77m max x 2.13m)

White painted panelled door, carpet tiles to floor, green shower tray with folding screen doors, green bath with shower mixer tap, wooden vanity cabinet with louvre doors and a top mounted green wash basin, tiled walls, UPVC double glazed window, radiator, ceiling light fitting, storage cupboard.

### **Separate WC**

White painted panelled door, carpet tiles to floor, green WC, tiled walls, UPVC double glazed window, ceiling light fitting.

### **Outside**

To the front is a paved garden with shallow walled boundary to front, tall hedging to left side, side access path through locked gate, and a wrought iron front gate.

to the rear is an immaculate garden measuring approximately 85ft in length plus detached garage to rear, mature and well maintained conifer hedges to both sides with mature and well manicured shrubs and bushes to all areas, paved patio, detached garage to rear with metal up and over door measuring 18'0 x 8'10 internally.

#### **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.