



homezone

**Offers In Excess of
£260,000 Freehold**

51B Upper Elmers End Road

Beckenham, BR3 3QY

- 1 BED CONVERSION FLAT
- PRIVATE REAR GARDEN
- PRIVATE DRIVE FOR 2 CARS
- SPACIOUS LIVING AND BEDROOM
- BEING SOLD WITH FREEHOLD
- REQUIRES UPDATING TO MODERNISE
- CLOSE TO LOCAL SHOPS
- SHORT WALK TO ELMERS END STN
- EXCELLENT PUBLIC TRANSPORT LINKS
- FOR SALE - CHAIN FREE



Homezone Property Services - Beckenham

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We are delighted to offer for sale this CHAIN FREE one double bedroom ground floor conversion flat with private rear garden and private driveway to the front for two cars.

Whilst requiring updating throughout, this property offers excellent facilities, with local shops, transport and stations to hand and the added benefit of off street parking and a private rear garden.

The property comprises small L-shaped fitted kitchen, a spacious living room, a generous double bedroom, a good sized bathroom off the bedroom and a private rear garden which is accessed currently from the bedroom.

An early viewing is highly recommended.



Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 45.3 sq. metres (487.9 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

Solid wood front door, laminate flooring, under stairs storage cupboard.

Kitchen

8'8 max x 7'6 max (2.64m max x 2.29m max)
L shaped room with under stairs recess, wood laminate flooring, cream cabinets, laminated worktops, neutral splash tile, double glazed window, ceiling light fitting.

Living Room

16'2 max into bay x 12'2 max to recesses (4.93m max into bay x 3.71m max to recesses)
White painted door, carpet to floor, neutral colour wall papered walls, white fire place surround with old style electric fire, UPVC double glazed bay window, small double radiator, ceiling light fitting, coving. Door to;

Bedroom

14'1 x 10'5 max into recesses (4.29m x 3.18m max into recesses)
White painted door, carpet to floor, wall paper to walls, coving, built in wardrobes to chimney breast recesses, UPVC double glazed window and door to private garden. Door to;

Bathroom

7'6 x 5'0 (2.29m x 1.52m)
Vinyl flooring, part tiled and part wall paper walls, coving, radiator, pedestal wash basin, WC, bath, obscured glass double glazed window, ceiling light fitting.

Garden

22' x 20' (6.71m x 6.10m)
A paved patio, wooden storage shed, fenced boundaries with side gate access, mainly to lawn with some plants and shrubs.

Freehold/Leasehold details

The freehold of this building is owned by the current owners of this flat and is being sold with the flat.
There is no service charge payable - maintenance as and when required.
Ground Rent - Zero.

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.