



homezone

£475,000 Freehold

9 Witham Road

London, SE20 7YA

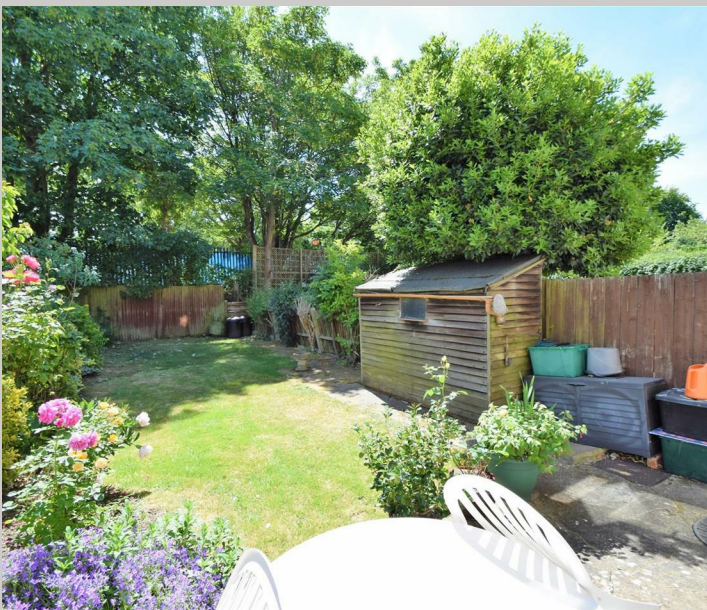
- CHAIN FREE SALE
- ATTRACTIVE THREE BED FAMILY HOME
- TWO DOUBLE BEDROOMS, GOOD SINGLE
- SPACIOUS BATHROOM
- TWO SPACIOUS RECEPTION ROOMS
- AN ABUNDANCE OF PERIOD FEATURES
- ATTRACTIVE SECLUDED REAR GARDEN
- CLOSE TO BIRKBECK STATION
- CLOSE TO LOCAL SCHOOLS
- EASY ACCESS TO BECKENHAM/CRYSTAL PALACE



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CHAIN FREE SALE

We are pleased to offer for sale this attractive mid-terrace gable fronted 1920's family home which offers an abundance of period features, including exposed floor boards to the ground floor.

Internally, the property comprises attractive entrance hall, Spacious living room to front, a good sized dining room with double glazed French doors to the garden, fitted kitchen suite, two double bedrooms, one good sized single bedroom with Oriel bay window and a generous bathroom suite with Victorian roll-top bath.

The front of the property has paved steps leading up to the front covered porch, and the rear garden is approximately 45-50ft with patio area, main lawn, a garden shed and attractive trees to the rear.

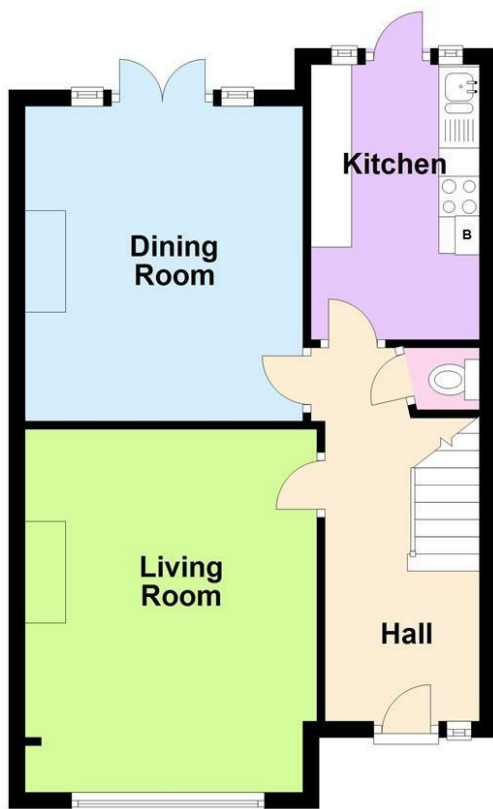
The property is located very close to Birkbeck station, and within easy reach of Beckenham and Crystal Palace town centres. There is also good public transport links close by.

Local schools include Churchfields Primary and Stewart Fleming Primary.



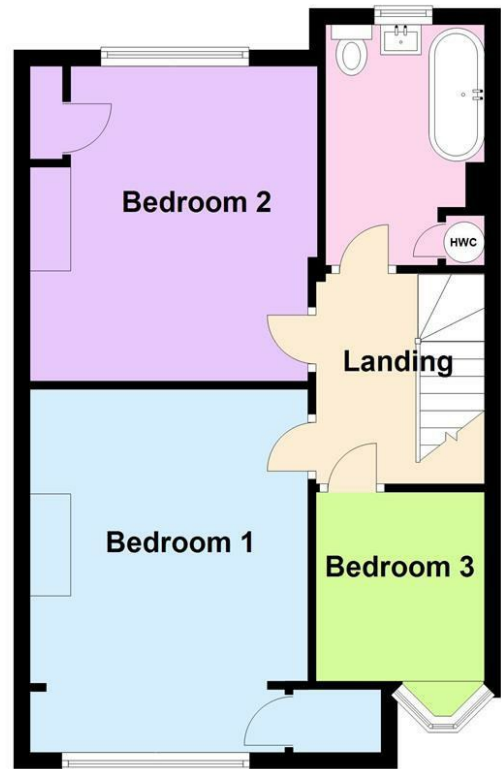
Ground Floor

Approx. 46.4 sq. metres (499.9 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



Total area: approx. 93.7 sq. metres (1008.2 sq. feet)

Entrance Hall

Solid wood panelled front door with leaded stained glass panels, exposed varnished floor boards, white painted wood panelling to wall with plate rail and wallpapered panels, radiator, ceiling light fitting, under stairs cupboard.

Ground Floor WC

Wood panelled door, low level WC.

Lounge

14'6 x 11'10 max recesses (4.42m x 3.61m max recesses)

Solid wood panelled door, exposed varnished floor boards, wall paper to walls, picture rail, UPVC double glazed window, coving, ornamental fireplace surround with tiled back panel and hearth and an open fire grate, radiator, ceiling light fitting.

Dining Room

12'6 x 11'4 max recesses (3.81m x 3.45m max recesses)

Solid wood panelled door, exposed varnished floor boards, neutral wall paper, picture rail, double radiator, ceiling light fitting, high level ornamental wood fire place surround with tiled back panel and hearth and open fire grate, UPVC double glazed French doors leading to garden.

Kitchen

11'1 x 6'6 (3.38m x 1.98m)

Solid wood panelled door, exposed varnished floor boards, neutral wall decoration with one wall exposed brickwork, wood kitchen cabinets with laminated counter tops, gas hob, electric oven, white ceramic 1.5 bowl sink and drainer unit, gas boiler, UPVC double glazed door and small side window.

Master Bedroom

14'8 max x 10'11 max recesses (4.47m max x 3.33m max recesses)

Solid wood panelled door, neutral carpet, wall paper to walls, picture rail, tiled fire place surround with open fire grate, UPVC double glazed window, radiator, ceiling light fitting.

Bedroom 2

12'6 x 11'0 max recesses (3.81m x 3.35m max recesses)

Solid wood panelled door, neutral carpet, wall paper to walls, picture rail, built in storage

cupboard to one chimney breast recess, UPVC double glazed window, radiator, ceiling light fitting.

Bedroom 3

7'8 x 7'0 (2.34m x 2.13m)

Solid wood panelled door, neutral carpet, wall paper to walls, picture rail, Oriel bay window with double glazed window, radiator, ceiling light fitting.

Bathroom

9'10 x 6'6 max (3.00m x 1.98m max)

Solid wood panelled door, exposed varnished floor boards, white ceramic tile to part walls with remained painted white emulsion, double radiator, ceiling light fitting, UPVC double glazed window, built in storage cupboard, Victorian cast iron roll-top bath, low level WC, wall mounted wash basin.

Outside

To the front is a wrought iron gate from pavement, with paved steps and patio area leading up to the covered front porch area. To the rear is an attractive tree lined garden measuring approximately 45-50ft with concrete patio, main lawn area, fenced boundaries and a storage shed.

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.