



homezone

**£499,950 Freehold**

**28 Balmoral Avenue**

Beckenham, BR3 3RE

- GENEROUS THREE BED FAMILY HOME
- MID-TERRACED 1930'S
- TWO GENEROUS RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- GENEROUS THIRD SINGLE BEDROOM
- SPACIOUS FAMILY BATHROOM
- REQUIRES UPDATING
- GENEROUS 80FT REAR GARDEN
- CLOSE TO ELMERS END/SCHOOLS
- OFFERED CHAIN FREE



**Homezone Property Services - Beckenham**

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We are delighted to offer for sale this attractive mid-terraced 1930's three bedroom family home which is in need of modernisation but presents an excellent opportunity for a first time buyer or young family to acquire a three bedroom house in a popular location.

The property comprises spacious entrance hall, two generous reception rooms, a fitted kitchen, two double bedrooms, a generous single third bedroom and an unusually spacious family bathroom.

There is a front garden with low level walled front boundary, and the rear garden stretches to approximately 80ft with large patio, lawned area, mature planted borders, a timber storage shed and a detached garage with rear access.

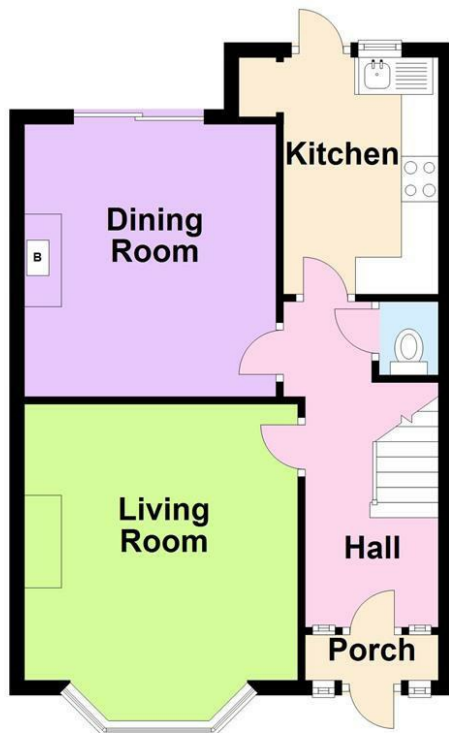
Local schools include Marian Vian Primary, Balgowan Primary, and the new Eden Park High School due to be fully open this year. Public transport is close by at Eden Park Avenue, Croydon Road and Upper Elmers End Road, and Elmers End station is a short walk away with train services into London and tram services towards Croydon and Wimbledon.

This is a good sized three bedroom home offered at a sensible price to allow for modernisation.



### Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



Total area: approx. 89.6 sq. metres (964.3 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 door and side windows, terracotta tiled floor, white painted internal walls, double glazed door into entrance hall, wood laminate flooring, neutral emulsion paint over wallpaper, white painted staircase, ceiling light fitting, coving, double radiator, under stairs cupboard.

**Ground Floor WC**

White painted panelled door, low level WC, blue emulsion painted walls, ceiling light fitting, extractor fan.

**Lounge**

13'5 max into bay x 12'0 max recesses (4.09m max into bay x 3.66m max recesses)

White painted panelled door, wood effect laminate flooring, white emulsion paint over wall paper, coving, ornamental fire place surround with coal effect gas fire, ceiling light fitting and two wall lights, double radiator, double glazed bay windows.

**Dining Room**

12'1 x 10'11 max recesses (3.68m x 3.33m max recesses)

White painted panelled door, wood effect laminate flooring, blue emulsion over wall paper, gas fire, UPVC double glazed sliding patio door to garden, coving, ceiling light fitting.

**Kitchen**

10'5 x 6'8 (3.18m x 2.03m)

Tiled floor, range of white kitchen cabinets with white laminated worktops, spaces for appliances, built in oven and hob, sink and drainer unit, ceiling light fitting, emulsion painted walls, double glazed door and window to garden.

**Master Bedroom**

13'10 max bay x 11'0 max recesses (4.22m max bay x 3.35m max recesses)

White painted panelled door, wood effect laminate flooring, neutral wall paper, double glazed bay windows, double radiator, ceiling light fitting, coving.

**Bedroom 2**

12'1 x 10'2 max into recesses (3.68m x 3.10m max into recesses)

White painted panelled door, wood effect laminate flooring, blue emulsion paint over wall

paper, range of built in wardrobes with white painted wood doors, coving, ceiling light fitting, radiator, double glazed windows.

**Bedroom 3**

9'5 max x 7'0 (2.87m max x 2.13m)

White painted panelled door, wood effect laminate flooring, white emulsion over wall paper, double glazed window, ceiling light fitting, radiator.

**Bathroom**

7'9 x 7'7 plus door recess (2.36m x 2.31m plus door recess)

White painted panelled door, wood effect laminate flooring, airing cupboard, white tiled walls, white bath with shower over and glass shower screen, WC, pedestal wash basin, bidet, radiator, ceiling light fitting, double glazed window.

**Outside**

To the front is an enclosed garden with low level walled boundary to front, mature shrubs/hedging, wrought iron gate, pathway to front door.

The rear garden stretches to approximately 75-80ft, includes a paved patio, main lawn area, timber storage shed and a detached garage with access via a rear communal access road.

**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.