



homezone

£475,000 Freehold

8 Tonge Close

Beckenham, BR3 3JZ

- ATTRACTIVE TWO BEDROOM MID TERRACE HOUSE
- VIEWS OVER HARVINGTON PARKLAND AND WOODS
- CONTEMPORARY BATHROOM
- STORAGE ROOM (POTENTIAL TO USE AS A STUDY)
- WALKING DISTANCE TO LOCAL SHOPS & RESTAURANTS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- LOW MAINTENANCE COURTYARD GARDEN
- NEAREST SCHOOLS: UNICORN & LANGLEY PRIMARIES, LANGLEY BOYS & GIRLS SECONDARIES
- RESIDENTS & VISITORS' OFF STREET PARKING
- WALKING DISTANCE TO EDEN PARK RAILWAY STATION



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Attractively presented and ideally located for Harvington Woods, Eden Park Village with its wonderful community of cafes, independent businesses, supermarket, and Eden Park railway station., is this two-bedroom mid-terrace home., perfect for first-time buyers, upsizers and downsizers! In the catchment too for the highly desirable Unicorn and Langley Primary and Secondary Schools.

Internally, the property comprises an open plan kitchen/diner with luxury vinyl flooring and entrance hall with practical cloaks cupboard., bright and spacious living room with double-glazed patio doors leading out to a low maintenance courtyard garden with handsome flagstone paved patio, an artificial all-weather lush lawn and fenced boundaries providing highly prized privacy.

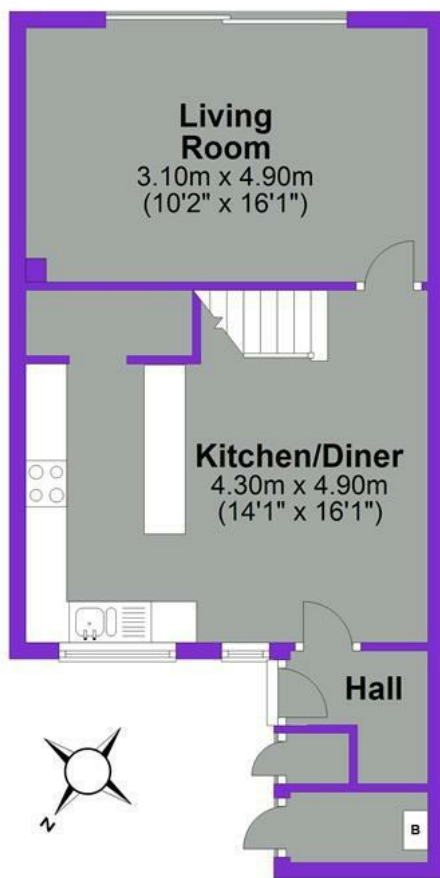
Upstairs, two double bedrooms with luxury fitted carpets, a spacious walk-in storage cupboard, a bonus storage room that doubles as a study, and together with the main bedroom, enjoys beautiful views over park and woodland. A stunning, recently re-modelled, fully tiled bathroom with white suite and rainfall shower is the icing on the cake.

Book your viewing now!



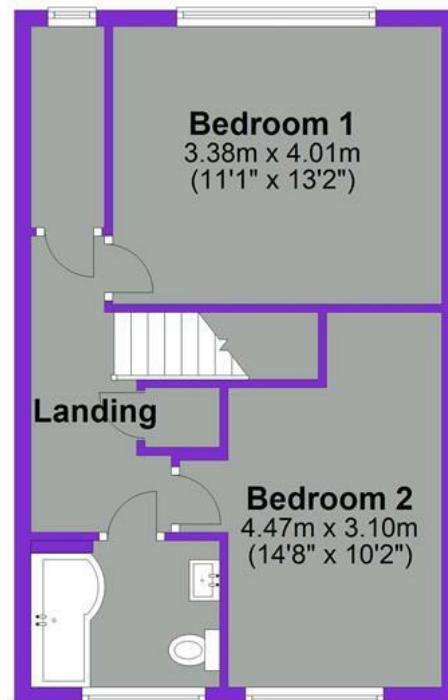
Ground Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 81.6 sq. metres (878.1 sq. feet)

Entrance Hall

uPVC double-glazed front door, built-in open coats cupboard, coir matting, recessed downlights, glazed door to:

Kitchen/Diner

Kitchen Area: uPVC opaque double-glazed full-length window panels, uPVC double-glazed window to front, range of beech effect wall and base units with granite effect melamine worktops over incorporating one and half bowl sink and drainer with chrome mixer tap, 4 ring electric hob with extractor fan over, electric double oven, space and plumbing for washing machine, integrated Bosch dishwasher, warm air unit (decommissioned), partly tiled walls, tiled floor, recessed downlights, understairs open cupboard housing fridge/freezer with limed oak luxury vinyl flooring.

Dining Area: Glazed door to entrance hall, black column radiator, ceiling light fitting, limed oak luxury vinyl flooring, carpeted stairs to first floor.

Living Room

White panelled door, uPVC double glazed sliding patio doors to rear, black column radiator, ceiling light fitting, limed oak luxury flooring.

Landing

Deep storage cupboard, hatch to loft, ceiling light fitting, fitted carpet.

Bedroom 1

White panelled door, uPVC double glazed window to rear, double radiator, ceiling light fitting, fitted carpet.

Bedroom 2

White panelled door, uPVC double glazed window to front, double radiator, ceiling light fitting, fitted carpet.

Storage Room

White panelled door, uPVC double glazed door to rear, fitted worktop, ceiling light fitting, fitted carpet.

Bathroom

White panelled door, uPVC opaque double glazed window to front, white suite comprising vanity wash hand basin with chrome mixer tap and fitted mirrored cabinet above, 'P' shaped bath with rainfall shower above, handheld shower

attachment and chrome mixer tap, low-level WC with concealed cistern, charcoal grey heated towel rail, black gloss marble effect ceramic tiled walls, grey tiled floor, recessed downlights.

Outside

25'3" x 16'4" (7.7m x 5m)

To the front is a paved two-tier paved terrace with wooden double bin store, and two external storage cupboards, one housing a Worcester combination boiler and in use as a bike store. To the rear is a courtyard garden with a flagstone paved patio, artificial lawn, outside light, power point, fenced boundaries, and gate to rear access passageway.

Council Tax

London Borough of Bromley.
Band: D.

EPC

Band: C.

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.