



£625,000 Freehold

33 Glanfield Road

Beckenham, BR3 3JS

- CHARMING 3 BEDROOM 1930'S END OF TERRACE
- SOUGHT AFTER LOCATION WITH VIEWS OF CREASE PARK
- CONSERVATORY
- PICTURESQUE 100 FT/30M GARDEN WITH WESTERLEY ASPECT
- POTENTIAL FOR A CONTEMPORARY MAKEOVER
- NEW ROOF 2014/NEW BOILER 2021
- LANGLEY PARK SECONDARY SCHOOL CATCHMENT
- GARAGE
- CONVENIENT FOR BECKENHAM HIGH STREET, DAVID LLOYD HEALTH CLUB, KELSEY AND HARVINGTON PARKS
- NEAREST TRAIN/TRAM STATION ELMERS END



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In a sought-after quiet location, a stone's throw from Crease Park, popular in the summer and especially the winter for sledding, is this delightful three-bedroom 1930's end of terrace family home. For parents looking to move to the ever-popular Langley Park Secondary school catchment area, look no further.

Although in need of modernisation, in 2014, a new roof, double glazed conservatory with electric blinds, and upgraded double glazing at the rear were added to the property. A new boiler was installed in 2021. There is untapped potential to extend into the loft or out to the rear on the ground floor, subject to the usual planning consent.

A delightful, lovingly maintained garden benefitting from a westerly aspect, offers a tranquil oasis for those with green fingers and for those with exuberant children looking for lots of space to play in, the 100ft in length provides it in abundance. Other local family-friendly destinations include Kelsey Park and Harvington Park; you really are spoilt for choice living here.

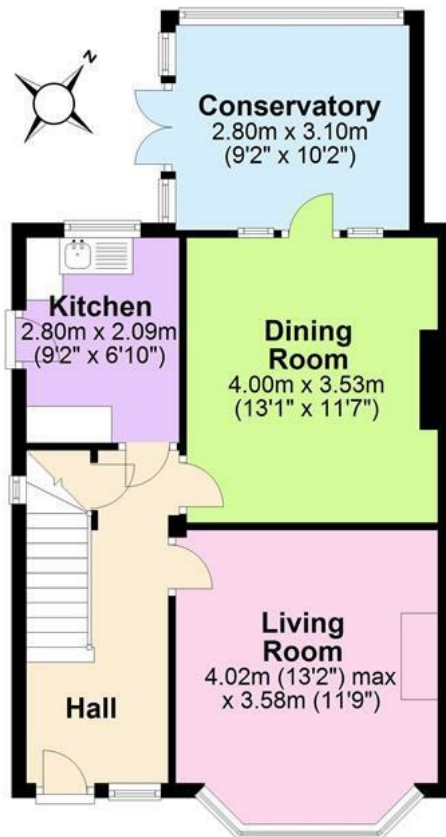
For health and fitness enthusiasts, the highly popular David Lloyd health club is an eight-minute walk away and Beckenham High Street with its eclectic mix of independent shops and restaurants is sixteen minutes walk away. If you need to catch a train or tram, Elmers End station is a nineteen-minute walk away providing services to London Charing Cross, London Bridge, Cannon Street, and East Croydon. Beckenham Junction station is a twenty-two-minute walk away if you need to get to London Victoria or Wimbledon.

Don't miss out! Call 020 3794 7545 to book a viewing today!



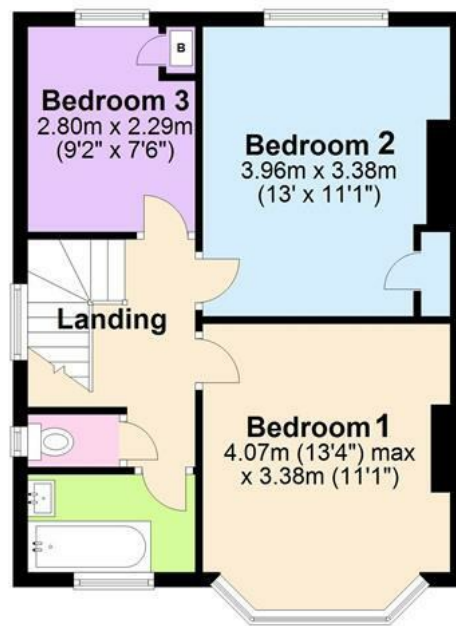
Ground Floor

Approx. 51.6 sq. metres (555.6 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 95.0 sq. metres (1023.0 sq. feet)

Entrance Hall

uPVC front door with opaque glazed panel, white aluminium framed double glazed windows to front bay, white aluminium double glazed window to front, double radiator with radiator cover, understairs shelved cupboard with air vent, thermostat control panel, fitted carpet, stairs to first floor.

Living Room

Painted solid wood panelled door, white aluminium double glazed windows to front bay, double radiator, fireplace surround with electric fire, telephone point, coving, ceiling light fitting, fitted carpet.

Dining Room

Painted solid wood panelled door, uPVC double glazed window to rear, uPVC double glazed door to conservatory, wall mounted gas fire (boxed in and decommissioned), gas point, two radiators, coving, ceiling light fitting, fitted carpet.

Conservatory

uPVC double glazed windows with fitted electric blinds, uPVC double glazed door to dining room and to garden, space, and plumbing for washing machine, radiator, ceiling light fitting, fitted carpet.

Kitchen

Painted solid wood panelled door, uPVC double glazed window to rear, uPVC part opaque glazed door to side, range of white wall and base units with 'oak effect' laminated worktops over incorporating stainless steel sink and drainer with stainless steel mixer tap, partly tiled walls, space for under-counter fridge, space for under-counter freezer, space for cooker, coving, ceiling light fitting, vinyl floor tiles.

Landing

uPVC double glazed opaque window to side, hatch to loft (loft ladder/not boarded), fitted carpet, ceiling light fitting.

Bedroom 1

Painted solid wood panelled door, white aluminium double glazed windows to front bay, radiator, picture rail, chimney breast air vent, ceiling light fitting, fitted carpet.

Bedroom 2

Painted solid wood panelled door, white aluminium double glazed window to rear, radiator, built-in high level cupboard, built in wardrobe, ceiling light fitting, fitted carpet.

Bedroom 3

Painted solid wood panelled door, white aluminium double glazed window to rear, built-in cupboard housing Ideal Logic Combi C30 boiler, picture rail, ceiling light fitting, fitted carpet.

Bathroom

Painted solid wood panelled door, white aluminium opaque double glazed window to front, pink bathroom suite comprising panelled bath with shower over and thermostatic mixer tap, pedestal wash hand basin, part tiled walls, radiator, ceiling light fitting, "wood effect" vinyl flooring,

Separate W.C.

Painted solid wood panelled door, uPVC double glazed window to side, low-level w.c. tiled wall behind w.c., ceiling light fitting, fitted carpet.

Outside

Front: Mainly laid to lawn with shrub and flower borders, fenced front boundary with wrought iron gate and path leading to front door, Rear; Patio with steps down to garden of 100ft (30m), mainly laid to lawn with shrub and flower borders, outside tap, path leading to vegetable patch and garage, gate with access to service road. At the side of the house there is a door to a built-in storage cupboard. At the side of the conservatory is an outside power point. Garage: 19'3" x 11'10" (5.87m x 3.36m) Up and over door with access to service road, door to garden, window, light and power.

EPC

Rating: D

Council Tax

London Borough of Bromley.

Band: E

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.