



homezone

Offers In Excess of  
£499,950 Freehold

146 Birkbeck Road

Beckenham, BR3 4SS

- VICTORIAN SEMI-DETACHED HOME
- 3 / 4 BEDROOMS
- REQUIRES COMPLETED MODERNISATION
- ATTRACTIVE WEST FACING GARDEN
- LARGE BASEMENT AREA
- TWO BATHROOMS
- OFF STREET DRIVEWAY PARKING
- CLOSE TO BECKENHAM TOWN CENTRE
- CLOSE TO CLOCKHOUSE/KENT HOUSE STNS
- OFFERED FOR SALE CHAIN FREE



### Homezone Property Services - Beckenham

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### CHAIN FREE SALE.....

Requiring complete refurbishment is this attractive Victorian semi-detached 3/4 bedroom family home, located in a highly popular residential road within easy reach of Clock House and Kent House station.

Internally the property comprises spacious entrance hall, living room, large dining room, kitchen and ground floor shower room, whilst to the first floor are two double bedrooms, a large single third bedroom a small cot room/study/4th bedroom and family bathroom.

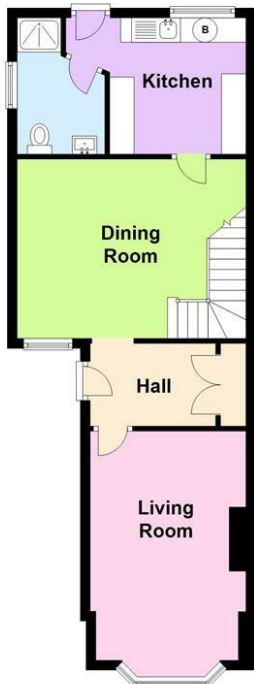
There is a large basement with this property that is a similar size to the ground floor and has near standing height internally, with power and lighting. To the rear is a 60ft garden mainly laid to lawn with mature shrubs and bushes.

This property presents an excellent opportunity to acquire and modernise a beautiful period home to its former glory, and an early viewing is highly recommended.



**Ground Floor**

Approx. 51.9 sq. metres (558.8 sq. feet)



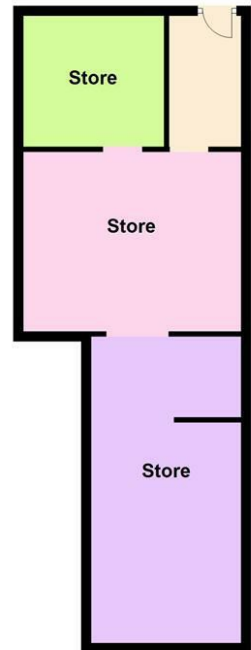
**First Floor**

Approx. 50.5 sq. metres (543.6 sq. feet)



**Cellar**

Approx. 48.5 sq. metres (521.9 sq. feet)



**Total area: approx. 150.9 sq. metres (1624.3 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**

10'5 x 5'2 (3.18m x 1.57m)

Timber and glazed front door, carpet, wallpaper, built in cupboards, radiator, ceiling light fitting.

**Lounge**

15'3 max x 10'5 max recesses (4.65m max x 3.18m max recesses)

Timber and glazed door, carpet, wallpaper, double radiator, ceiling light fitting, open fire place, hardwood single glazed windows, coving.

**Dining Room**

15'1 x 12'0 (4.60m x 3.66m)

Carpet, wall paper, coving, double radiator, ceiling light fitting, wooden open stair case, single glazed panelled window to front.

**Kitchen**

9'2 x 8'10 (2.79m x 2.69m)

Vinyl flooring, cream painted kitchen suite with neutral worktops, stainless steel sink and drainer unit with tap, single glazed window to garden, hard wood and single glazed door to garden.

**Shower Room**

6'0 approx x 8'11 max into shower recess (1.83m approx x 2.72m max into shower recess)

White floor, white painted door, part wall paper, part wood panelling, ceiling light fitting, single glazed window, pedestal wash basin, WC, recessed shower tray and curtain with electric shower unit.

**Master Bedroom**

12'0 x 10'6 max recesses (3.66m x 3.20m max recesses)

Wood door, grey carpet, wall paper to walls, picture rail, ceiling light fitting, double radiator, single glazed panelled window.

**Bedroom 2**

15'3 x 9'0 (4.65m x 2.74m)

Solid wood panelled door, carpet, wall paper, picture rail, built in cupboards with solid wood doors, single glazed window, double radiator, ceiling light fitting.

**Bedroom 3**

9'9 x 6'9 (2.97m x 2.06m)

White painted door, carpet, wall paper, built in cupboard, single glazed panelled window, double radiator, ceiling light fitting, overhead built in storage.

**Bedroom 4 / Cot Room / Study**

6'2 x 5'2 (1.88m x 1.57m)

Cork floor tile, wall paper, single glazed panelled window, ceiling light fitting.

**Bathroom**

9'9 x 5'0 (2.97m x 1.52m)

Sliding door, part wood panelled and part tiled walls, carpet, bath, storage cabinet with top mounted sink, WC, louvre window, ceiling light fitting, radiator, suspended ceiling.

**Basement**

A basement comprising the same footprint as the ground floor of the house, partitioned out into separate areas, and with near standing height space. Lighting and power.

**Outside**

to the front is a paved driveway for one car and a footpath leading to the front door and rear side access.

To the rear is a 60ft mainly laid to lawn garden with mature shrubs and trees, steps down from patio to lawn and a return slope leading to the basement rooms.

**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.