



homezone

Offers In Excess of
£600,000 Freehold

23 Dunbar Avenue

Beckenham, BR3 3RG

- AN IMPECCABLY RESTORED FAMILY HOME
- COMPLETELY REFURBISHED THROUGHOUT
- CLOSE TO MARIAN VIAN & LANGLEY SCHOOLS
- OPEN PLAN KITCHEN AND DINING ROOM
- THREE GENEROUS SIZED BEDROOMS
- NATURAL WOOD FLOORING / NEUTRAL DECORATION
- STUNNING BATHROOM SUITE
- WALK-IN SHOWER AND LARGE BATH
- QUIET LOCATION - CLOSE TO TRANSPORT LINKS
- CHAIN FREE SALE - OFFERS IN EXCESS OF £600,000



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CHAIN FREE SALE

Possibly the finest refurbishment in Beckenham, and finished to an astonishingly high standard, is this Impressive three bedroom mid-terraced family home which has undergone a "floor to roof" renovation.

The property comprises spacious entrance hall with natural wood flooring and neutral decoration, including a utility cupboard with built-in washer and dryer, a beautiful living room to front, an open plan kitchen and dining room with ultra modern matt grey kitchen suite and glacier white Corian worktops and with bi-folding doors out to the landscaped rear garden and a fitted sound system.

To the first floor are two double bedrooms and one single bedroom, and a huge stunning bathroom suite with large walk-in shower with floor to ceiling glass screen and wall integrated controls, a modern bath also with wall integrated controls, a wide "his and hers" wall mounted basin with modern LED chrome mixer taps at each end, a modern WC and integrated sound system with remote control, and under floor heating.

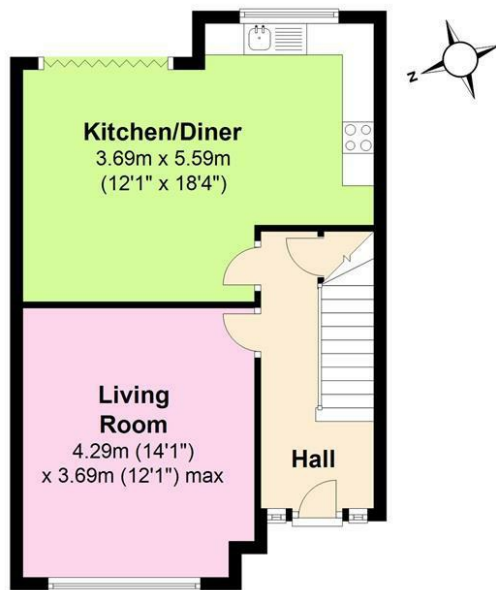
Located in a popular and quiet residential street and with a south facing garden, the property is also close to local amenities and a selection of restaurants, and Elmers End train and tram station is within a 5 minute walk.

This property has had no expense spared in the course of it's comprehensive modernisation and an internal viewing is highly recommended.



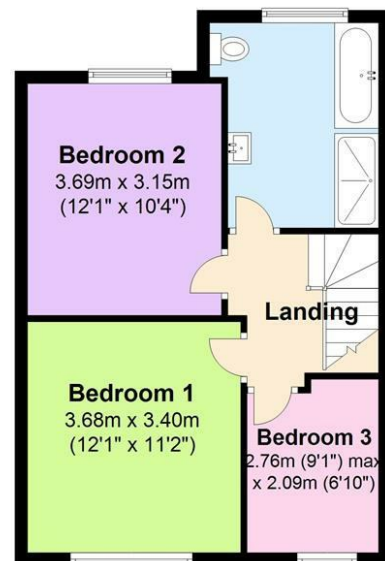
Ground Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 89.2 sq. metres (959.8 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

Solid wood panelled front door painted grey externally and white internally with glazed upper panels, leaded glass flank windows, Natural wood flooring, white decoration, spot lights, grey painted stair timber work, under stairs storage cupboard, utility cupboard housing washing machine and dryer.

Lounge

White painted solid wood panelled door, natural wood flooring, white emulsion decoration, double glazed windows, spot lights, wall integrated cabling for entertainment/TV, double radiator.

Open Plan Kitchen/Dining Room

White painted solid wood panelled door, natural wood flooring, white decoration, spot lights, built in sound system, double glazed bi-folding doors to garden, new matt grey design kitchen suite with integrated appliances, built in electric oven and gas hob, stainless steel and glass extractor hood, colour matched glass splash panels to worktop areas, glacier white Corian worktops, stainless steel sink and drainer unit, double glazed window, radiator.

Master Bedroom

White painted solid wood panelled door, thick pile grey carpet, white decoration, double glazed window, ceiling light fitting, double radiator.

Bedroom 2

Solid wood panelled door, grey thick pile carpet, white decoration, ceiling light fitting, radiator, double glazed window.

Bedroom 3

White painted solid wood panelled door, grey thick pile carpet, white decoration, ceiling light fitting, radiator, double glazed window.

Bathroom

Grey natural stone long tiles to floor and walls, large walk-in shower with floor to ceiling glass screen and wall integrated chrome shower controls, large modern bath with wall integrated bath controls, wall mounted his and hers modern white wide basin with modern LED chrome mixer taps at each end, wall fitted mirror above sink, modern WC, sound system with remote control, obscured glass double glazed window, extractor fan, spot lights.

Outside

Front -

To the front is a grey colour block driveway with comfortable space for two cars, modern built fencing to both sides, floor mounted lighting to both sides of driveway, covered porch.

Rear -

Stretching to approximately 60-65ft, a grey paved patio accessed from the bi-folding doors from the kitchen/diner, a central bordered lawn with white pebble border to all sides, potted olive trees along boundary, detached rear garage with side door, two windows and up and over entry door, side access gate providing access to garden from rear.

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.