



homezone

**£595,000 Freehold**

**73 Aylesford Avenue**

Beckenham, BR3 3RZ

- IMMACULATE 1930'S THREE BEDROOM MID-TERRACE
- ABUNDANCE OF NATURAL LIGHT
- OPEN PLAN KITCHEN/DINER
- CONTEMPORARY HIGH GLOSS KITCHEN UNITS WITH INTEGRATED APPLIANCES
- DOUBLE GLAZING & GAS CENTRAL HEATING
- DOUBLE GARAGE WITH ELECTRIC DOOR
- ATTRACTIVE GARDEN WITH BRICK PAVED TERRACES
- BRICK PAVED DRIVEWAY PROVIDING OFF STREET PARKING
- NEAREST SCHOOLS INCLUDE LANGLEY BOYS AND GIRLS SECONDARY, EDEN PARK HIGH, LANGLEY PRIMARY & MARIAN VIAN PRIMARY
- ELMERS END & EDEN PARK RAILWAY & TRAM STATIONS ARE A 5 MINUTE DRIVE AWAY



## Homezone Property Services - Beckenham

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Immaculately presented 1930's three-bedroom mid-terrace family home full of natural light and ideally situated for Marion Vian Primary, Eden Park High, and Langley Primary and Secondary schools.

The accommodation briefly comprises a bright and spacious entrance hall, living room with feature fireplace and gas fire, open plan kitchen/diner with contemporary cream high gloss kitchen suite, and double glazed French doors leading to a delightful rear garden with two paved terraces and a spacious double garage with electric door. On the first floor are three good-sized bedrooms and a fully tiled family bathroom with a classic pale grey bathroom suite.

Further benefits include gas central heating, double glazing, wood-style floors throughout the ground floor, fitted carpets on the first floor, neutral decoration, and an attractive brick paved driveway providing off-street parking.

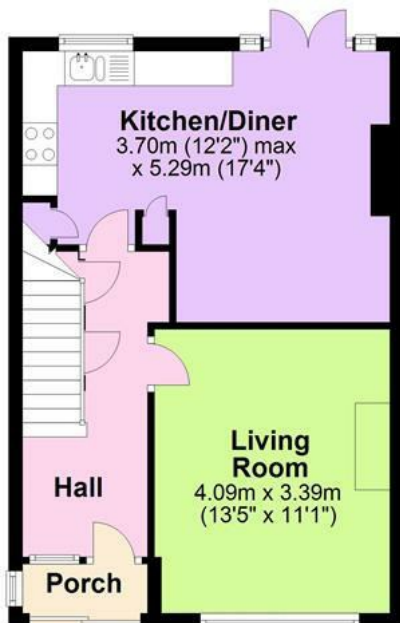
Nearest mainline railway and tram services to London and surrounding areas at Elmers End and Eden Park; both are five minutes drive away.

An early viewing is highly recommended.



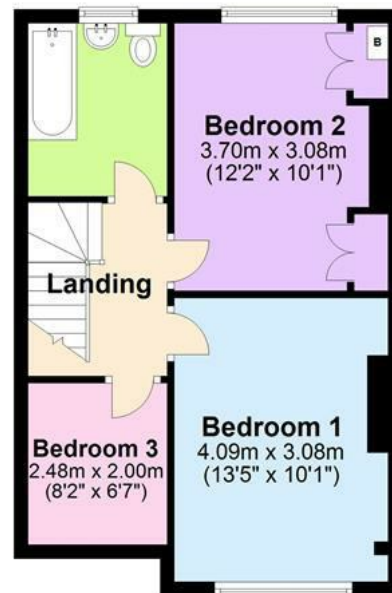
### Ground Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



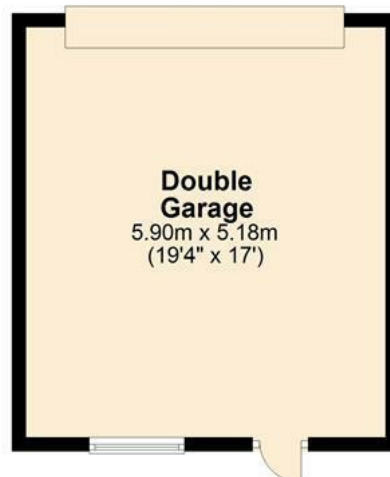
### First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



### Outbuilding

Approx. 30.6 sq. metres (328.9 sq. feet)



Total area: approx. 113.9 sq. metres (1225.9 sq. feet)

**Entrance Porch**

White metal framed aluminum sliding patio door with top opener. Wooden panelled front door with bottle glass panel. Tiled floor.

**Entrance Hall**

Wooden panelled front door, ridged opaque window to side, double radiator, understairs coats cupboard housing gas and electric meters and fuse board, limed oak laminate flooring, ceiling light fitting, stairs to first floor.

**Living Room**

Wooden panelled door, uPVC double glazed window to front, radiator, fireplace with limestone surround, hearth and 'living flame' gas fire, limed oak laminate flooring, telephone point, coving, ceiling light fitting.

**Kitchen/Diner**

Part glazed panelled wooden door, uPVC double glazed French dorrs to rear, range of high gloss wall and base units with limed oak effect laminate worktops, stainless steel one and a half bowl sink and drainer with chrome mixer tap, Lamona electric double oven, Lamona 4 ring gas hob with brushed stainless steel extractor hood over, Lamona integrated fridge and freezer, space and plumbing for integrated washing machine, integrated Lamona dishwasher, built-in Lamona microwave, pull out larder unit, double radiator with radiator cover, two ceiling light fittings, limed oak effect laminate flooring.

**Landing**

Hatch to loft, ceiling light fitting, fitted carpet.

**Bedroom 1**

Wooden panelled door, uPVC double glazed window to front, double radiator, air vent to chimney breast, gas point, ceiling light fitting, fitted carpet.

**Bedroom 2**

Wooden panelled door, uPVC double glazed door to rear, double radiator, built-in wardrobes, cupboard housing Vaillant combination boiler, air vent to chimney breast, ceiling light fitting, fitted carpet.

**Bedroom 3**

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

**Bathroom**

Wooden panelled door, uPVC double glazed frosted window to rear, pale grey suite comprising wall mounted wash hand basin, low-level W.C., panelled bath with chrome mixer shower, marble effect fully tiled walls and floor, chrome towel radiator, extractor fan, ceiling light fitting.

**Outside**

To the Front: An attractive traditional brick paved driveway with brick wall boundaries providing off-street parking.

To the Rear: A lovingly maintained garden of approximately 60' with a brick-paved terrace accessed from the kitchen diner, together with a 'sun-trap' brick-paved terrace at the rear of the garden. A brick-paved pathway leads through the lawn to the rear terrace. Mature shrub and flower borders with fenced boundaries. Double garage at the rear of the garden with wood panelled door and electrically operated up and over door opening to a secluded rear communal passageway.

**Other Information**

EPC Rating: D (Potential for improvement to a B)  
Council Tax Band: D

**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.