



homezone

**£535,000 Freehold**

**3 St. James's Avenue**

Beckenham, BR3 4HF

- 1930'S TERRACED 3 BEDROOM HOUSE
- SPACIOUS LIVING ROOM
- OPEN PLAN SHAKER STYLE KITCHEN/DINER
- GENEROUS THIRD SINGLE BEDROOM
- CONTEMPORARY BATHROOM SUITE
- SOUTH WEST FACING REAR GARDEN
- DRIVEWAY WITH OFF STREET PARKING
- BECKENHAM HIGH STREET 20 MIN WALK AWAY
- CONVENIENTLY LOCATED FOR ELMERS END & CLOCK HOUSE STATIONS
- CLOSE TO BALGOWAN, MARIAN VIAN AND EDEN PARK HIGH SCHOOLS



### Homezone Property Services - Beckenham

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Located in a highly popular residential road of Beckenham, within a short walk from Elmers End station and with easy access to Marian Vian Primary and Eden Park High Schools is this attractive 1930's mid-terraced three bedroom family home.

To the ground floor is a good sized entrance hall with enclosed porch, a spacious and well appointed lounge and an open plan kitchen/dining room with modern cream colour Shaker style kitchen suite and wood effect flooring.

To the first floor are two generous double bedrooms, a good size single bedroom and a modern neutral colour fully tiled bathroom suite with shower over bath, vanity unit with integrated wash basin and WC.

The property is tastefully decorated throughout in neutral colours, and other benefits include gas central heating via a modern Vaillant combination boiler and full double glazing.

There is a paved driveway to the front which can accommodate two vehicles, and the rear garden is a wide plot and comprises large paved patio, lawn, fenced boundaries and a garden shed, together with outside power and tap.

This is a spacious family home in an excellent location and an early viewing is highly recommended.



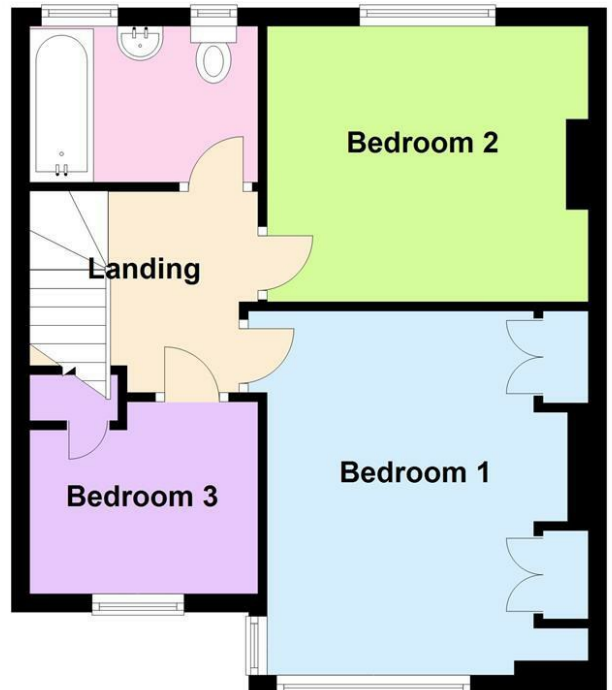
### Ground Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Total area: approx. 86.5 sq. metres (931.3 sq. feet)

### **Entrance Hall**

Enclosed front porch with sliding glazed entry door, tiled floor, ceiling light fitting, solid wood front door with glazed upper panels, engineered wood flooring, neutral emulsion painted walls, under stairs cupboard, neutral stair carpet, double radiator, ceiling light fitting.

### **Lounge**

13'0 max x 12'10 max recesses (3.96m max x 3.91m max recesses)

Glazed door, neutral carpet, neutral emulsion painted walls, solid stone fire place surround with gas fire in modern stainless steel fire place and granite hearth, double glazed window, ceiling light fitting, radiator.

### **Open Plan Kitchen/Dining Room**

19'8 max x 11'7 max reducing to 10'0 min (5.99m max x 3.53m max reducing to 3.05m min)

Glazed door from hallway, engineered wood flooring, neutral emulsion painted walls, radiator, ceiling light fittings, modern cream colour Shaker style kitchen suite with cream colour solid stone worktops with 1.5 under mounted sink units, Vaillant combination boiler, spaces for appliances, double glazed window to kitchen and double glazed sliding patio door to garden.

### **Master Bedroom**

13'4 max x 12'0 max recesses (4.06m max x 3.66m max recesses)

White painted panelled door, neutral carpet, grey emulsion painted walls, built in wardrobes, double glazed window, radiator, ceiling light fitting.

### **Bedroom 2**

11'5 max recesses x 10'0 (3.48m max recesses x 3.05m)

White painted panelled door, emulsion painted walls, neutral carpet, double glazed window, ceiling light fitting, radiator.

### **Bedroom 3**

7'6 x 7'0 (2.29m x 2.13m)

White painted panelled door, blue carpet, blue emulsion painted walls, fitted wardrobe, drawer set and counter top, picture rail, double glazed window, radiator, ceiling light fitting.

### **Bathroom**

7'10 x 5'7 (2.39m x 1.70m)

White painted panelled door, cream colour

ceramic floor tile, natural stone effect neutral ceramic wall tiles with mosaic border, white bath with wall integrated shower controls and outlets, glass shower screen, modern curved white gloss vanity unit with top mounted wash basin, WC, chrome heated towel rail, two double glazed windows, extractor fan, spot lights.

### **Outside**

To the front is a paved driveway for two vehicles. The rear garden is a widening plot, comprising a paved patio, main lawn area, fenced boundaries and a garden shed, outside tap and outside power.

#### **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.