



homezone

£520,000 Freehold

11 Altyre Way

Beckenham, BR3 3ED

- CHAIN FREE SALE
- LARGER THAN AVERAGE 3 BED HOME
- TWO LARGE RECEPTIONS/CONSERVATORY
- SPACIOUS KITCHEN / LEAN TO / WC
- THREE GENEROUS BEDROOMS
- LARGE BATHROOM
- 110FT WELL MAINTAINED REAR GARDEN
- LARGE DOUBLE GARAGE TO REAR
- CLOSE TO LANGLEY SCHOOLS
- EASY ACCESS TO TOWN CENTRE



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CHAIN FREE SALE

We are delighted to offer for sale on a chain free basis this larger than average three bedroom 1930's end terrace family home presented in good order throughout but requiring updating.

Internally the property comprises enclosed porch, spacious entrance hall, large lounge, dining room, conservatory, spacious kitchen, lean to, separate ground floor WC, two very spacious double bedrooms and a generous third single bedroom and a spacious bathroom suite set up as a wet room with a further enclosed shower.

The property benefits from the usual features such as double glazing, gas central heating.

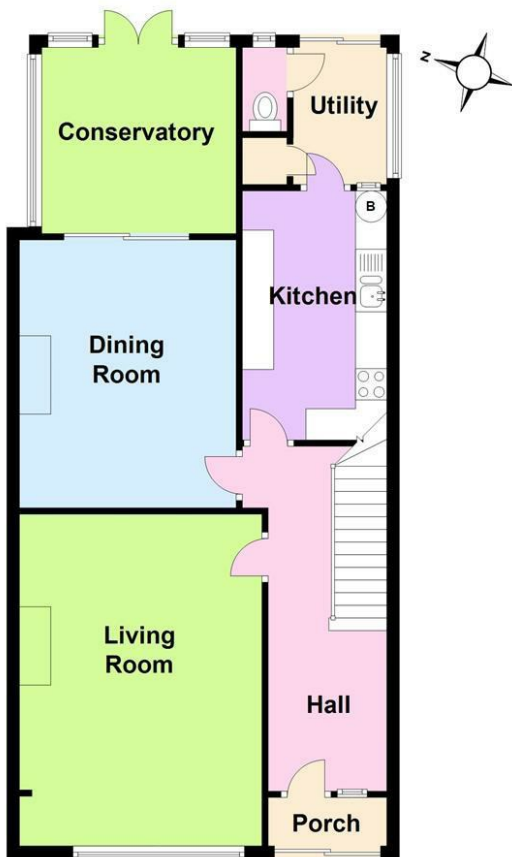
There is a 110ft attractive and well maintained rear garden which boasts well maintained flower beds with mature shrubs and plants. A large green house, spacious storage shed and a large detached double garage with electric remote controlled up and over entry door.

Langley Schools are close by, and transport links at Eden Park and Elmers End are both within easy reach.



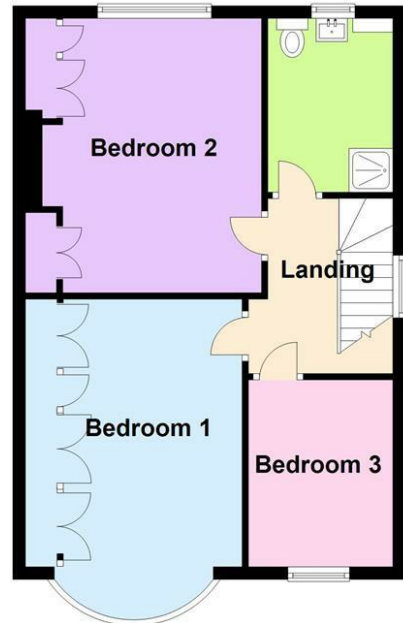
Ground Floor

Approx. 73.8 sq. metres (793.9 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



Total area: approx. 125.7 sq. metres (1352.6 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

Enclosed porch with double glazed sliding entry door and side window, terracotta tiled floor, light fitting.

Solid wood panelled front door with two upper glass panels and side window, carpet, neutral wall paper, ceiling light fitting, radiator, two under stairs storage cupboards.

Lounge

17'1 x 12'8 max recesses (5.21m x 3.86m max recesses)

White painted solid wood panelled door, carpet, neutral wall paper, double glazed windows, stone fire place with coal effect gas fire, ceiling light fitting and two wall lights, double radiator, coving.

Dining Room

14'0 x 11'5 max (4.27m x 3.48m max)

White painted panelled door, carpet, neutral wall paper, stone fireplace surround with stone platforms to chimney breast recesses, double radiator, ceiling light fitting, coving, sliding double glazed door to conservatory.

Conservatory

10'3 x 9'10 (3.12m x 3.00m)

Neutral carpet, double glazed side windows and double glazed French doors to garden.

Kitchen

13'2 x 7'5 (4.01m x 2.26m)

White painted solid wood panelled door, wood laminate flooring, neutral colour kitchen suite, cream colour worktops, high level double oven, gas hob and extractor hood, suspended ceiling with concealed lighting. Door to Lean To.

Lean To

7'0 x 5'3 (2.13m x 1.60m)

Vinyl flooring, double glazed sliding door to garden and double glazed windows, storage cupboard.

Separate WC

High level flushing WC, vinyl flooring, light fitting.

Master Bedroom

16'1 max into bay x 11'5 max recesses (4.90m max into bay x 3.48m max recesses)

White painted solid wood panelled door, carpet, floral design wall paper, full wall built in

wardrobes, wall mounted headboard and side panels with fitted bedside cabinets, double glazed bay window, ceiling light fitting, double radiator, coving.

Bedroom 2

14'0 x 12'5 max recesses (4.27m x 3.78m max recesses)

White painted solid wood panelled door, carpet, wall paper, full wall built in wardrobes, double glazed window, coving, ceiling light fitting, double radiator.

Bedroom 3

10'0 x 7'7 (3.05m x 2.31m)

White painted solid wood panelled door, carpet, neutral wall paper, double glazed window, radiator, ceiling light fitting.

Bathroom

8'11 x 6'5 (2.72m x 1.96m)

White painted solid wood panelled door, vinyl flooring, enclosed shower cubicle, adapted bathroom to provide wet room shower with sealed vinyl floor, pedestal wash basin, WC, double glazed window, tiled walls, 3 ceiling light fittings, extractor fan, radiator.

Outside

to the front is a paved garden with shallow brick wall to boundary. There is a side access that leads to a gate to gain access to the rear garden. The rear garden stretches to approximately 110ft with a large paved patio, lawn area, mature planted borders, a trellis boundary dividing the rear of the garden from the front section, a large green house, storage shed and a large double garage to the rear with power and lighting and electric remote controlled up and over metal garage door.

Detached Double Garage

20'0 x 16'2 (6.10m x 4.93m)

Panelled wall construction, metal up and over electric door with remote control, side door to garden, power and lighting, vehicle access from shared access road to the 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.