



homezone

Offers In Excess of  
£600,000 Freehold

62 Broomfield Road

Beckenham, BR3 3QD

- OFFERS IN EXCESS OF £600,000
- SOUGHT AFTER LOCATION - 3 BED TERRACED
- BEAUTIFUL OPEN PLAN KITCHEN/DINER
- WELL APPOINTED LOUNGE
- THREE GOOD SIZED BEDROOMS
- GRAVELLED DRIVEWAY FOR 2 CARS
- ATTRACTIVE WEST FACING GARDEN
- GARAGE & STORAGE AREA TO REAR
- CLOSE TO ELMERS END & TRAM
- CLOSE TO BALGOWAN & MARIAN VIAN SCHOOLS



### Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH  
tel. 020 3794 7545 mail. beckenham@homezone.co.uk  
web. www.homezone.co.uk





A beautifully presented 1930's terraced family home, located in one of Beckenham's highly sought after quiet tree lined residential roads, within easy reach of Beckenham town centre, Elmers End station and the popular primary schools, Marian Vian and Balgowan Primary.

Internally, the property comprises attractive entrance hall, separate WC to ground floor, well appointed and decorated lounge, a beautiful open plan kitchen dining room with stunning gloss black kitchen suite with integrated appliances.

To the first floor are two generous double bedrooms and a good sized third single bedroom, and a breath-taking modern bathroom suite in grey and white colour with high gloss grey vanity cabinets, an oversized bath and separate shower enclosure.

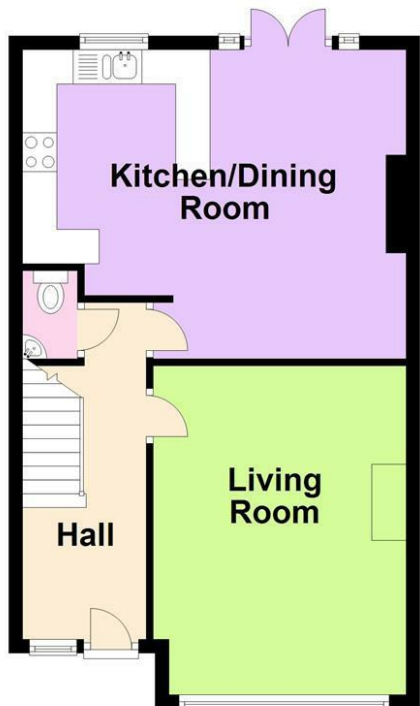
There is a beautiful gravelled frontage with space for two cars off road, and the rear garden stretches to approximately 50-60ft with a modern natural stone patio, main central lawn and a detached garage to the rear with storage space to the side.

This is a stunning home in a very popular and sought after position and an early viewing is highly recommended.



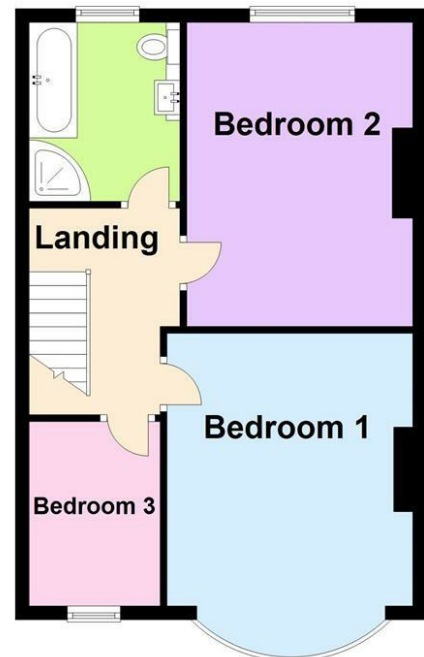
## Ground Floor

Approx. 50.6 sq. metres (545.0 sq. feet)



## First Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 98.4 sq. metres (1059.6 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**

Solid wood panelled front door with leaded glass panel, fitted internal door mat, neutral carpet, grey emulsion painted walls, radiator, under stairs cupboard, two ceiling light fittings, double glazed side window.

**Separate WC**

White painted panelled door, wood flooring, WC, wall mounted small corner wash basin, spot light, extractor fan.

**Lounge**

15'6 x 12'0 max recesses (4.72m x 3.66m max recesses)

White painted panelled door, cream carpet, neutral emulsion walls, solid limestone fireplace surround with cast iron back panel and grate and granite hearth, UPVC double glazed windows, radiator, ceiling light fitting, coving.

**Kitchen/Diner**

l-shape: 18'0 max recesses x 14'5 max (l-shape: 5.49m max recesses x 4.39m max)

White painted panelled door, wood flooring, neutral emulsion painted walls, spot lights, radiator, modern gloss black fitted kitchen suite with a range of wall and base cabinets and an extended breakfast bar style section, wood effect counter tops, integrated dishwasher, integrated washing machine, built in double oven, gas hob, stainless steel extractor hood, cream splash wall tiling, double glazed window and double glazed French doors to garden,

**Bedroom 1**

15'2 max bay x 11'8 max recesses (4.62m max bay x 3.56m max recesses)

White painted panelled door, cream carpet, emulsion painted walls, UPVC double glazed bay windows, ceiling light fitting, radiator.

**Bedroom 2**

14'6 x 10'11 max recesses (4.42m x 3.33m max recesses)

White painted panelled door, cream carpet, neutral emulsion painted walls, UPVC double glazed windows, radiator, ceiling light fitting, built in wardrobes.

**Bedroom 3**

8'9 x 6'3 (2.67m x 1.91m)

White painted panelled door, cream carpets,

neutral emulsion painted walls, UPVC double glazed window, radiator, ceiling light fitting.

**Bathroom**

8'5 x 6'11 (2.57m x 2.11m)

White painted panelled door, grey floor tile and matching grey wall tile to half height, white emulsion painted upper walls, modern gloss grey fronted vanity cabinet with integrated wash basin and concealed cistern WC, oversized modern bath with side mounted controls, separate glass shower enclosure with sliding entry door and chrome shower mixer valve, spot lights, chrome heated towel rail, UPVC double glazed window.

**Outside**

To the front is a brick set border and attractive gravelled driveway for two cars, with a planted border with mature and well manicured plants and shrubs and a bin store area to front.

To the rear the West facing garden stretches to approximately 50-60ft, with a modern grey natural stone paved patio with set brick border, main; y laid to lawn with a dividing fence, on the other side of which is a detached garage and a further storage area.

**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.