



homezone

**£675,000 Freehold**

**52 Derrick Road**

Beckenham, BR3 3QQ

- ATTRACTIVE EXTENDED 1930'S FIVE BEDROOM MID TERRACE HOUSE IN A POPULAR PEACEFUL STREET
- CHAIN FREE
- SOUTH WEST FACING GARDEN MEASURING 70 FT LONG (21.3M)
- FAMILY BATHROOM & ADDITIONAL SHOWER ROOM
- CONTEMPORARY KITCHEN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- DOUBLE GARAGE (END OF GARDEN) & BLOCK PAVED DRIVEWAY WITH PARKING FOR TWO CARS
- 18 MINUTES WALK INTO BECKENHAM TOWN CENTRE
- NEAREST SCHOOLS: BALGOWAN PRIMARY, MARION VIAN PRIMARY, EDEN PARK HIGH SCHOOL, LANGLEY PARK CAMPUS
- 15 MINUTES WALK TO ELMERS END RAILWAY STATION, TRAM & TESCO SUPERSTORE



### Homezone Property Services

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Welcome to this charming mid-terrace 1930's house in Beckenham, extended to the loft and rear, offering spacious rooms and a range of desirable features perfect for families, couples, and downsizers alike.

Step inside to discover a contemporary interior, including a Shaker style fitted kitchen, double glazing, and gas fired central heating. The bright and airy living spaces boast laminate flooring on the ground floor and fitted carpets on the first and second floors.

Outside, enjoy a stunning south-west facing garden measuring 70 feet in length, ideal for summer BBQs and alfresco dining on the patio. With a double garage, ideal as a games room, and driveway providing parking for two vehicles, convenience is key.

This property offers five bedrooms, a family bathroom, and a second-floor shower room, ensuring plenty of space for everyone and especially for working families needing extra space for a home office. Gas fireplaces add a cosy touch to the living areas, while the peaceful road location is perfect for those seeking a quiet retreat.

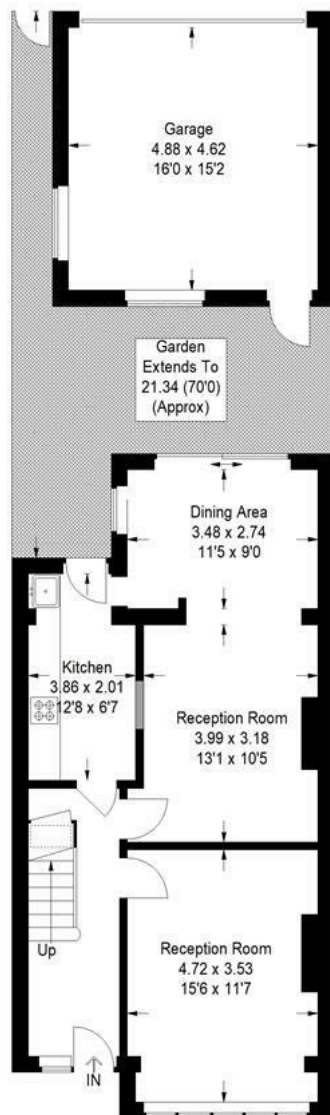
Just a short walk away, you'll find Beckenham Town Centre, Elmers End Train/Tram Station, and Tesco Superstore, as well as a selection of highly regarded schools including Balgowan Primary, Marion Vian Primary, Eden Park High and the Langley Campus. You are spoilt for choice with opportunities for families and pets to run off energy in nearby parks including Croydon Recreation ground, Crease Park, and the ever popular David Lloyd Spa & Sports Club.

With a sizeable 1464sq ft of living space and a prime location, this property is sure to impress. Don't miss out on the opportunity to view this wonderful family home. Contact us today to arrange a viewing!



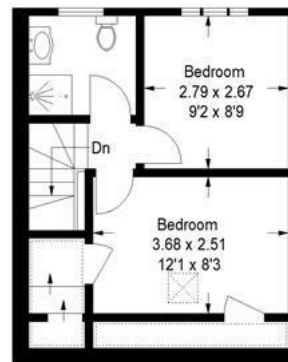
### Derrick Road, BR3

Approximate Gross Internal Area  
 136.0 sq m / 1464 sq ft  
 Garage = 23.4 sq m / 252 sq ft  
 Total = 159.4 sq m / 1716 sq ft

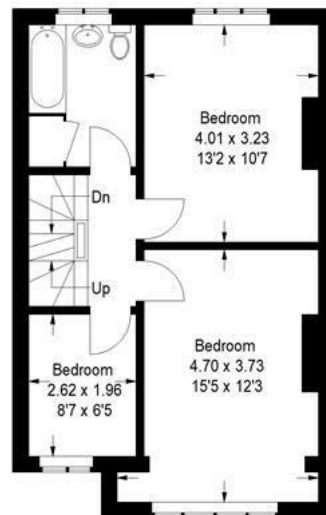


**Ground Floor**

= Reduced headroom below 1.5 m / 5'0



**Second Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1056142)

**COVERED ENTRANCE WAY**

Tiled step, wall-mounted gas meter cupboard.

**ENTRANCE HALL**

Wooden panelled front door with fan lights, opaque glazed window, understairs cupboard housing electric meter and fusebox, radiator, dado rail, thermostat control panels, textured papered walls and ceiling, limed oak effect laminated flooring, ceiling light fitting, carpeted stairs to first floor.

**LIVING ROOM**

Plywood door, white aluminium double-glazed window to front, fireplace with limestone surround, hearth and 'living flame' coal effect gas fire, double radiator, television aerial point, limed oak effect laminate flooring, textured papered ceiling, ceiling rose, ceiling light fitting,

**DINING ROOM**

Plywood door, uPVC double glazed sliding patio doors to rear, uPVC double glazed window to side, fireplace with wooden surround, marble back panel and hearth, gas fire (disconnected), radiator, hatch to kitchen, wall light points, limed oak effect laminate flooring, coving, archway to:-

**KITCHEN**

Plywood door, uPVC double-glazed door to rear with uPVC double glazed window to rear, range of cream Shaker style wall and base units with oak effect butcher's block laminated worktops, inset stainless steel one and a half bowl sink with chrome mixer tap, Zanussi electric oven, 4 ring gas hob with extractor hood over, dishwasher, washing machine, fridge/freezer, under unit lighting, tiled splashbacks, hatch to dining room, ceiling light fitting, tile effect laminate flooring.

**FIRST FLOOR LANDING**

Dado rail, textured papered walls, ceiling light fitting, carpeted stairs to second floor.

**BEDROOM ONE**

Plywood door, white aluminium framed double-glazed window to front with leaded light top openers, radiator, ceiling light fitting, fitted carpet.

**BEDROOM TWO**

Plywood door, white aluminium double-glazed window with leaded light top openers to rear, textured papered ceiling, ceiling light fitting, fitted carpet.

**BEDROOM THREE**

Plywood door, white aluminium double-glazed window to front with leaded light top openers, radiator, airvent, textured papered ceiling, ceiling light fitting, fitted carpet.

**BATHROOM**

Plywood door, white aluminium framed opaque double glazed window to rear, white suite comprising panelled bath

with chrome hand held shower attachment and mixer tap, pedestal wash hand basin with chrome mixer tap, low level WC, airing cupboard housing hot water cylinder and Potterton 'Precision' boiler, air vent, chrome heated towel rail, oak effect laminate flooring, part tiled walls, ceiling light fitting.

**SECOND FLOOR LANDING**

Ceiling light fitting, fitted carpet.

**BEDROOM FOUR**

Plywood door, wood framed Velux to front, eaves storage cupboards, double radiator, ceiling light fitting, fitted carpet.

**BEDROOM FIVE**

Plywood door, white aluminium framed double-glazed window to rear, radiator, ceiling light fitting, fitted carpet.

**SHOWER ROOM**

Plywood door, white aluminium framed opaque double glazed window to rear, enclosed fitted shower cubicle with chrome shower head and marble effect shower panels, vanity unit with hand wash basin and chrome mixer tap, low level WC, radiator, mosaic style tiled walls, tile effect vinyl flooring.

**OUTSIDE**

South west facing garden of 70' (21.34m), mainly laid to lawn with mature shrub and flower borders, Eucalyptus tree, paved patio with step and path to double detached garage at end, fenced boundaries.

**PARKING**

Attractive block paved driveway with space for two vehicles, picket fence to side.

Detached double garage at end of garden with windows to side and rear, light, power and up and over door to rear service road.

**EPC**

Rating: D

**COUNCIL TAX**

London Borough of Bromley.

Band: E.

**UTILITIES**

Information provided by OnTheMarket.com and UK Power Networks:-

Electricity: Mains connected, current supplier is Octopus Energy.

Gas: Mains connected, current supplier is Octopus Energy.

Water: Mains connected, supplier Thames Water.

Estimated Broadband Speeds: Basic 8mbps/Superfast 86mbps/Ultrafast 1000 mbps.

Mobile Coverage: EE/Vodafone/Three/O2.

Satellite/Fibre/TV Availability: BT/Sky/Virgin.

**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.