



homezone

**£550,000 Freehold**

**155 Upper Elmers End Road**

Beckenham, BR3 3QU

- 1930'S THREE BEDROOM END OF TERRACE HOUSE
- CHAIN FREE
- REQUIRES MODERNISATION
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN/REAR LOBBY
- GROUND FLOOR W/C
- 80FT REAR GARDEN WITH GARAGE
- CLOSE TO ELMERS END TRAIN/TRAM
- EASY ACCESS TO BECKENHAM TOWN CENTRE
- NEAREST SCHOOLS: MARION VIAN PRIMARY, LANGLEY PRIMARY, LANGLEY SECONDARIES & EDEN PARK HIGH



### Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH

Tel: 020 3794 7545 Email: [beckenham@homezone.co.uk](mailto:beckenham@homezone.co.uk)

Web: [www.homezone.co.uk](http://www.homezone.co.uk)







## CHAIN FREE SALE

Requiring a complete modernisation, we are delighted to offer for sale this attractive 1930's end of terrace gable-fronted three bedroom family home, located in a popular position between good public transport links and popular schools and which has been in the ownership of the current owners for approximately 40 years.

This property comprises entrance hall, spacious lounge and dining room, kitchen with extended double glazed lobby and ground floor WC to rear, two spacious double bedrooms, a generous single third bedroom and a good sized family bathroom.

Whilst the property will require totally updating, it presents an excellent opportunity for someone who wishes to create a home to their own style and design.

To the rear is an attractive secluded garden measuring approximately 80ft with a detached garage at the end, accessed via communal rear access road.

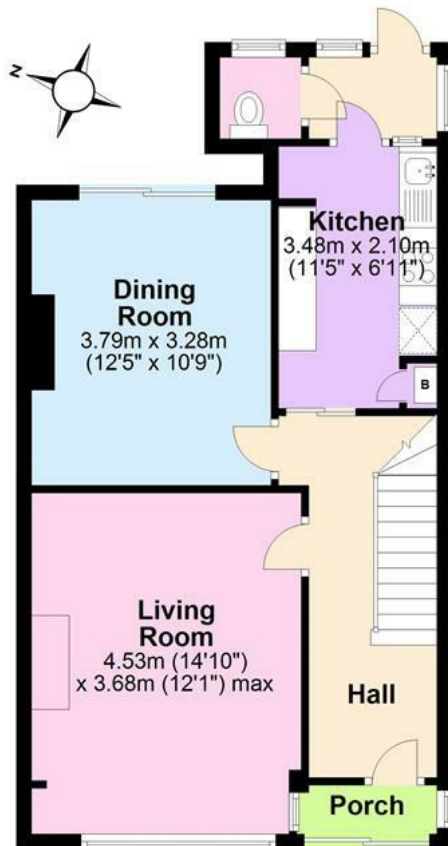
Marian Vian Primary, Eden Park High School, and the Langley Schools are all within a short distance from the property.





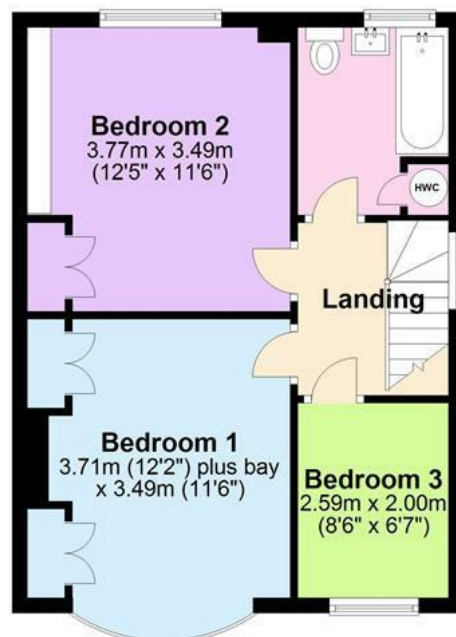
## Ground Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



## First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 92.9 sq. metres (1000.4 sq. feet)

**Entrance Hall**

Entrance porch with double glazed sliding door, painted wooden front door with high level leaded/stained glass panel, carpet to floor, part wall paper, part wood panelled, radiator, ceiling light fitting, under stairs cupboard housing gas and electric meters and fuseboard.

**Living Room**

14'11 x 12'2 max recesses (4.55m x 3.71m max recesses)  
White painted door, carpet to floor, cream decoration, double glazed window, picture rail, stone facade chimney breast, radiator, ceiling light fitting.

**Dining Room**

12'0 x 18'8 max recesses (3.66m x 5.69m max recesses)  
White painted door, wall paper to walls, carpet to floor, picture rail, coving, double glazed sliding patio doors to garden, ceiling light fitting, radiator.

**Kitchen**

11'3 max x 6'11 max (3.43m max x 2.11m max)  
Parquet wood effect vinyl flooring, range of beige fronted kitchen cabinets with cream colour marble effect laminated worktops, Creda double oven, Hotpoint gas hob, stainless steel sink and drainer unit, recess for fridge/freezer. Cupboard housing Glowworm 'Flexicom 18hx' boiler. Space and plumbing for washing machine.

**Rear Lean To / WC**

8'2 x 3'9 in total (2.49m x 1.14m in total)  
UPVC double glazed windows and door to garden, Separate WC with low level WC and wall light.

**Master Bedroom**

14'3 max bay x 11'0 max recesses (4.34m max bay x 3.35m max recesses)  
White painted door, carpet, emulsion/wall papered walls, built in wardrobes to chimney breast recesses, double glazed bay window, ceiling light fitting, radiator.

**Bedroom 2**

12'2 x 11'3 (3.71m x 3.43m)  
White painted door, carpet, wall papered walls, picture rails, built in wardrobe, shelf and drawer unit, double glazed window, radiator, ceiling light fitting.

**Bedroom 3**

8'5 x 6'9 (2.57m x 2.06m)  
White painted door, carpet tiles, wall papered walls, double glazed window, radiator, ceiling light fitting.

**Bathroom**

8'1 x 6'6 (2.46m x 1.98m)  
White painted door, carpet tiles, green 3 piece bathroom suite with shower over and shower curtain, double glazed window, airing cupboard, radiator, ceiling light fitting.

**Outside**

To the front is a walled garden mainly laid to lawn with mature hedges to one side, footpath to front door and side access to rear garden through a locked gate.

To the rear is a secluded garden stretching to approximately 80ft, with patio, lawn, mature planting beds with shrubs, plants and trees, a detached garage to the end of the garden measuring approximately 18ft x 9ft with side windows and metal up and over door, with vehicle access via a communal rear access road. This property is end of terrace and so is at the very end of this access road, hence the garage is set further back to provide a larger garden than neighbouring properties.

**Council Tax**

Band: E

**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.