



homezone

**Offers In Excess of
£600,000 Freehold**

**89, The Heights Foxgrove
Road**

Beckenham, BR3 5BZ

- CHARMING EXTENDED 3 BEDROOM END OF TERRACE HOUSE
- OPEN PLAN LIVING AND DINING ROOM
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- GARAGE, OFF STREET PARKING & ELECTRIC CHARGING POINT
- SOUTH FACING COURTYARD GARDEN
- PRIVATE ACCESS TO BECKENHAM PLACE PARK
- CONVENIENTLY LOCATED FOR BECKENHAM JUNCTION, RAVENSBORNE AND SHORTLANDS RAIL SERVICES
- LOCAL SCHOOLS INCLUDE ST MARY'S, CLARE HOUSE, BISHOPS CHALLONER & ST CHRISTOPHER'S



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Set in a peaceful, tucked away private development, is this immaculately presented and extended three double bedroom end of terrace family home.

The accommodation briefly comprises a bright, spacious, open plan living and dining room featuring a highly practical utility cupboard and patio doors to the garden, downstairs cloakroom, two double bedrooms and, a contemporary family bathroom. On the second floor is the main bedroom with an en-suite shower room.

Further benefits include a modern John Lewis kitchen suite, double glazing, gas central heating, clever storage solutions, and parquet flooring.

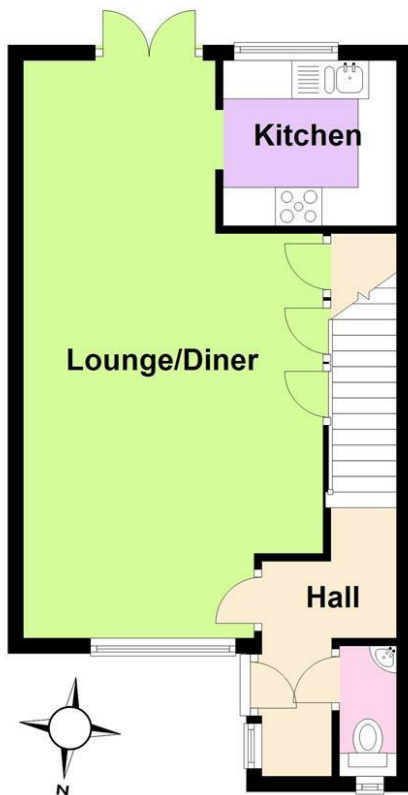
Outside is a charming, south-facing courtyard garden with a patio for alfresco entertaining. Immediately to the front of the property are two spaces for parking, an electric vehicle charging point, and a garage en-bloc a short stroll away.

Directly accessed from a private gate is the highly popular Beckenham Place Park. Local schools include St. Mary's Primary, Clare House Primary, Bishop's Challoner, and St. Christophers The Hall. Beckenham High Street is approximately 15 minutes walk away and you are spoilt for choice with train connections: Beckenham Junction, Ravensbourne, and Shortlands railway stations are all close by.



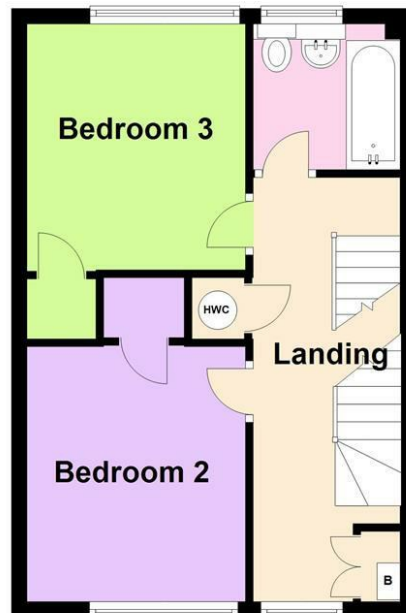
Ground Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



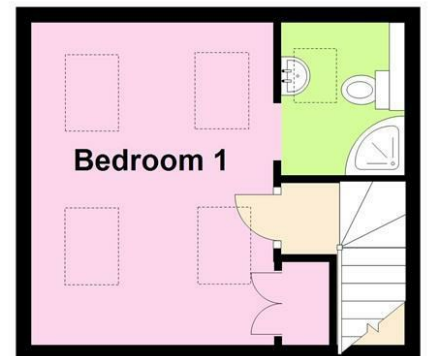
First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Second Floor

Approx. 20.4 sq. metres (219.1 sq. feet)



Total area: approx. 96.5 sq. metres (1038.2 sq. feet)

Entrance Hall

uPVC multi-lock front door, parquet flooring, storage cupboard, vertical radiator, neutral emulsion painted walls.

Cloakroom

White painted door, WC, basin, double glazed window, ceiling light fitting. double glazed window.

Open Plan Living/Dining Room

24'5 max x 12'8 max/8'1 min (7.44m max x 3.86m max/2.46m min)

White painted door from hallway, parquet flooring, white emulsion painted walls, under stairs storage cupboards (one currently in use as a utility cupboard with space and plumbing for washing machine), double glazed window to front, double glazed French doors to rear providing access to garden, two vertical radiators, two ceiling light fittings.

Kitchen

7'5 x 6'11 (2.26m x 2.11m)

Grey tiled flooring, 'John Lewis' white kitchen suite with off white quartz worktops, 1.5 inset sink units, integrated dishwasher, integrated fridge, electric oven, gas hob, stainless steel extractor hood, double glazed window, recessed downlights.

Bedroom 1 (2nd floor)

13'10 x 10'6 reduced head space (4.22m x 3.20m reduced head space)

White painted door, cream carpet, neutral emulsion walls with one feature wallpapered wall, eaves' storage, built-in wardrobes, four double glazed Velux windows, radiator, recessed downlights.

Ensuite Shower Room

6'7 x 5'0 (2.01m x 1.52m)

Amtico flooring, neutral polished wall tile, Velux window, wall-mounted vanity unit with integrated washbasin, WC, corner shower cubicle, recessed downlights.

Bedroom 2

10'3 x 9'6 (3.12m x 2.90m)

White painted door, grey wood effect engineered oak flooring, built-in wardrobe, grey emulsion painted walls with feature wallpapered wall, ceiling light fitting, radiator, double glazed window.

Bedroom 3

10'8 x 9'6 (3.25m x 2.90m)

White painted door, laminate wood effect flooring, white emulsion painted walls, double glazed window, radiator, built-in wardrobe, ceiling light fitting.

Bathroom

6'6 x 6'0 (1.98m x 1.83m)

White painted door, cream floor tile and cream wall tile, white bath with integrated shower mixer and glass shower screen, wall-mounted washbasin, concealed cistern WC, double glazed window, chrome heated towel rail, recessed downlights, extractor fan.

Outside

To the front is a parking area for 2-3 cars. This property also benefits from a private garage en bloc to the front of the development. To the rear, a charming south-facing courtyard garden is approximately 25-30' in length with a paved patio and planted area with a tree and some mature shrubs, fenced boundaries, wide side access with storage shed and gate to front. An electric vehicle charging point is mounted on the front wall of the property.

Management Fees

Residents contribute towards a maintenance fund which covers the costs of maintaining the shared private grounds and facilities. The cost of this is approximately £65 per month.

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.