



homezone

**£520,000 Freehold**

**33 Dunbar Avenue**

Beckenham, BR3 3RG

- CHAIN FREE SALE
- THREE BEDROOM MID-TERRACED HOME
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS & 1 SINGLE
- MODERN WHITE BATHROOM SUITE
- SPACIOUS AND SECLUDED GARDEN
- DRIVEWAY FOR OFF ROAD PARKING
- CLOSE TO ELMERS END STATION
- EASY ACCESS TO BECKENHAM TOWN
- NEARBY TO GOOD SCHOOLS



### Homezone Property Services - Beckenham

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## CHAIN FREE SALE

Located in a popular quiet residential road and with a south facing rear garden is this attractive and very private mid-terraced 1930's three bedroom family home, requiring some modernisation but offering an opportunity to acquire a well positioned and proportioned property.

Internally the property comprises spacious entrance hall, two reception rooms and a wood fronted kitchen. To the first floor are two generous double bedrooms, a spacious third single bedroom, a modern white bathroom suite with shower over bath and a separate WC.

The property benefits from full double glazing and gas central heating, and there are modern lacquered real wood floors to most of the ground floor area.

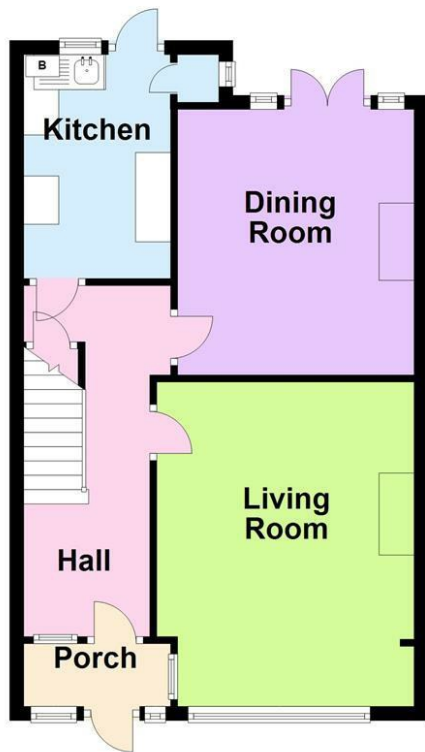
There is a paved driveway to the front for off street parking, and to the rear is a mature garden with many bushes and trees, stretching to approximately 70ft and with a patio and pathway, together with a detached garage to the rear with galvanized up and over door and side door.

This is an attractive



### Ground Floor

Approx. 49.6 sq. metres (534.1 sq. feet)



### First Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



Total area: approx. 95.5 sq. metres (1028.3 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 entrance porch with UPVC double glazed entry door and side window, light fitting, tiled floor, UPVC double glazed door to internal hallway, lacquered natural wood flooring, neutral wall paper, ceiling light fitting, under stairs storage cupboard.

**Lounge**

14'6 max x 12'0 max recesses (4.42m max x 3.66m max recesses)

Lacquered natural wood flooring, neutral wall paper, coving, ceiling light fitting, working fireplace with ornamental wooden fire place surround and solid marble back panel and hearth, picture rail, UPVC double glazed windows, two double radiators.

**Dining Room**

12'2 x 11'0 max recesses (3.71m x 3.35m max recesses)

Lacquered real wood flooring, working fireplace with ornamental wood fire place surround and tiled back panel and hearth, UPVC double glazed French doors to garden, ceiling light fitting, picture rail, double radiator.

**Kitchen**

10'5 x 6'9 (3.18m x 2.06m)

Tile effect laminate flooring, a range of wood fronted kitchen cabinets to wall and floor, with black laminate counter tops, tiled splash back, larder cupboard, UPVC double glazed window and double glazed door to garden, stainless steel sink and drainer unit, ceiling light fitting.

**Bedroom 1**

14'0 max into bay x 11'0 max recesses (4.27m max into bay x 3.35m max recesses)

Neutral carpet, wall paper, picture rail, coving, UPVC double glazed window, radiator, ceiling light fitting.

**Bedroom 2**

12'1 x 10'2 max recesses (3.68m x 3.10m max recesses)

Neutral carpet, wall paper, double glazed windows, radiator, ceiling light fitting.

**Bedroom 3**

8'10 x 7'0 (2.69m x 2.13m)

Neutral carpet, wall paper to walls, picture rail, coving, UPVC double glazed window, ceiling light fitting, radiator.

**Bathroom**

10'7 x 4'9 (3.23m x 1.45m)

Neutral tile effect laminate flooring, large white wall tiles with green border tile, pedestal wash basin, white bath with shower mixer tap over, built in airing cupboard, UPVC double glazed window, radiator, ceiling light fitting.

**Separate WC**

Tile effect laminate flooring, white wall tile with green border tile, UPVC double glazed window, low level WC, small wall mounted wash basin.

**Outside**

To the front is a block paved driveway with mature hedged boundaries to both sides. The rear garden extends to approximately 65-70ft, laid mainly to lawn with mature shrubs and trees, a concrete patio and pathway that leads to the end of the garden where the detached garage is located, with galvanized metal up and over door and side door.

**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.