



homezone

£365,000 Leasehold

153a Croydon Road

Beckenham, BR3 3QH

- STUNNING SPLIT LEVEL 3 BEDROOM MAISONETTE
- 2 BRIGHT, SPACIOUS RECEPTION ROOMS WITH FITTED SHUTTERS
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- MODERN BATHROOM WITH TRADITIONAL WHITE SUITE
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- OAK FLOORING AND LUXURY CARPETS
- SOUTH-EAST FACING PRIVATE COURTYARD GARDEN
- LOCAL SCHOOLS INCLUDE: MARION VIAN PRIMARY, BALGOWAN PRIMARY, CHURCHFIELDS PRIMARY, EDEN PARK HIGH AND LANGLEY PARK ACADEMIES
- 10 MINUTES' WALK TO ELMERS END RAILWAY STATION/TRAM STOP
- EASY ACCESS TO BECKENHAM TOWN CENTRE



Homezone Property Services - Beckenham

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Stunning three bedroom maisonette (first and second floor) with access to a private, south-east facing courtyard garden, ideal for those wanting an outside sanctuary whilst working from home.

The property has been modernised in recent years to a high standard. On entering the property on the ground floor, stairs lead to the first floor where you will find two separate reception rooms with double glazed leaded light windows fitted with attractive shutters and benefitting from a westerly aspect, bringing an abundance of natural light to both rooms. The kitchen and bathroom are both stylishly presented and well-appointed. On the second floor is a spacious landing leading to the three bedrooms and featuring a generous storage cupboard and access to loft. The private courtyard garden is accessed via a metal staircase leading down from the first-floor landing. The garden features an attractive paved patio, well-maintained borders and fenced boundaries. Other benefits include oak flooring, luxury carpets, double glazing and gas fired central heating delivered via an 'Ideal' combination boiler.

The property is located approximately 10 minutes' walk both to Elmers End Railway Station and Tram stop (0.6m) and Beckenham Town Centre (0.6m) and 23 minutes' walk to Beckenham Junction Railway Station (1.1m). Buses on Croydon road offer access to Bromley and Croydon town centres.

Local schools include Marion Vian Primary, Balgowan Primary, Eden Park High, Harris Academy Beckenham and Langley Park Academies.

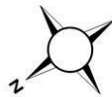
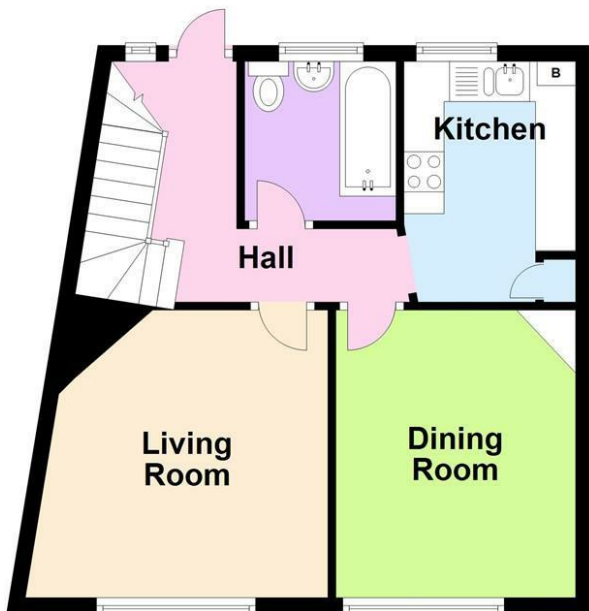
Beckenham is a thriving town centre offering excellent amenities, independent shops and restaurants, and highly popular public parks, including Croydon Road Recreation Ground, home to the 'Bowie Bandstand', Kelsey Park, Beckenham Place Park and South Norwood Country Park, to name but a few.

An early viewing is highly recommended.



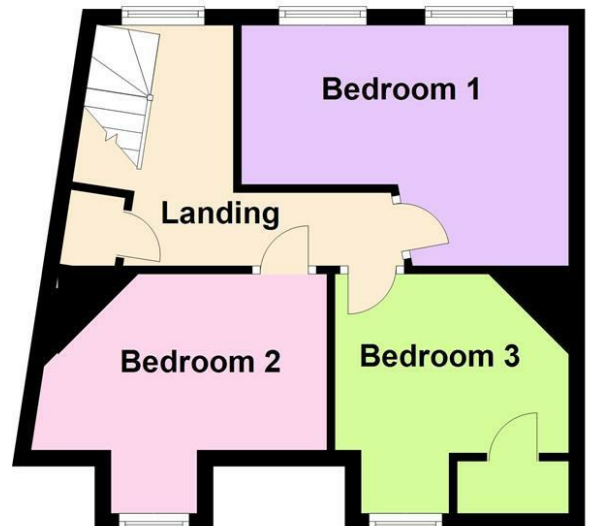
First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Second Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



Total area: approx. 78.5 sq. metres (845.4 sq. feet)

Entrance Hall

uPVC composite front door, radiator, decorative ceramic tiled floor, recessed downlights, carpeted stairs to first floor.

First Floor Landing

uPVC double glazed door (providing access to garden via a metal staircase) with uPVC double glazed top opening window. radiator, recessed downlights, oak floor, carpeted stairs to second floor.

Living Room

12'5" x 11'9" max dimensions (3.78m x 3.58m max dimensions)

Solid wood painted panelled door, uPVC double glazed, leaded light window to front with fitted shutters, radiator, oak floor, ceiling light fitting.

Dining Room

11'9" x 9'10" max dimensions (3.58m x 3.00m max dimensions)

Solid wood painted panelled door, uPVC double glazed, leaded light window to front with fitted shutters, feature fireplace with white painted wooden surround with decorative ceramic tiled inset and hearth with cast iron firebox, radiator, oak floor, ceiling light fitting.

Kitchen

9'10" x 6'7" (3.00m x 2.01m)

Opening from the hallway, uPVC double glazed window to rear, range of white, high gloss wall and base units with 'butcher block' style wooden worktops, Lamona white ceramic one and a half bowl sink and drainer with chrome mixer tap, Lamona 4 ring gas hob with extractor fan over and Lamona electric oven, integrated fridge, integrated freezer, space and plumbing for integrated washing machine, cupboard housing gas and electric meter, white 'Metropolitan' tiled splashbacks, cupboard housing Ideal combination boiler, wall mounted fusebox, oak floor, ceiling light fitting.

Bathroom

6'06" x 5'11" (1.98m x 1.80m)

Solid wood painted panelled door with glazed panel above, uPVC frosted glazed window to rear, traditional white suite comprising panelled bath with crosshead taps and chrome 'rainfall' fixed showerhead with wall-mounted control,

pedestal wash hand basin with chrome crosshead mixer tap. low level wc, white 'Metropolitan' partly tiled walls, decorative ceramic tiled floor, traditional heated towel rail radiator, air vent, ceiling light fitting.

Second Floor Landing

uPVC double glazed window to rear, storage cupboard, hatch to loft, fitted carpet, recessed downlights.

Bedroom 1

13'0" max x 9'10" narrowing to 6'05" (3.96m max x 3.00m narrowing to 1.96m)

Solid wood painted panelled door, twin uPVC double glazed windows to rear, double radiator, fitted carpet, ceiling light fitting

Bedroom 2

12'5" x 7'3" plus bay (3.78m x 2.21m plus bay)

Solid wood painted panelled door, uPVC double glazed leaded light window to front, shelved recess, double radiator, fitted carpet, wall light fitting.

Bedroom 3

9'7" x 9'6" max dimensions (2.92m x 2.90m max dimensions)

Solid wood painted panelled door, uPVC double glazed, leaded light window to front, eaves' storage cupboard, radiator, fitted carpet, ceiling light fitting.

Courtyard Garden

Private, secluded, south-east facing courtyard garden with paved patio, shingle borders, mature shrubs, and well maintained fenced boundaries. Gate with access to the side and front of the property.

Lease / Service Charge / Ground Rent

Length of Lease: 96 years remaining

Service Charges: Maintenance as and when and shared between property below.

Ground Rent: Nil.

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.