



homezone

£650,000 Freehold

41 Arrol Road

Beckenham, BR3 4NX

- STUNNING THREE BEDROOM EXTENDED VICTORIAN TERRACED HOUSE
- BOUTIQUE HOTEL STYLE LIVING
- QUIET LOCATION
- OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM
- BI-FOLD DOORS TO GARDEN
- ENSUITE SHOWER ROOM TO MASTER BEDROOM
- LOW MAINTENANCE GARDEN WITH OUTBUILDING
- 10 MINUTES WALK TO ELMERS END RAILWAY/TRAM STATION
- CLOSE TO SOUTH NORWOOD COUNTRY PARK
- NEAREST SCHOOLS: STEWART FLEMING PRIMARY & CHURCHFIELDS PRIMARY



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Boutique hotel-style living. Absolutely stunning extended three-bedroom Victorian mid-terrace lovingly refurbished family home, finished to the highest standards. No attention to detail has been spared, the owners have thought of everything to enjoy a fabulous home life; a captivating space for those who love to entertain.

Highlights include attractive statement staircases with custom-designed metal balustrading, an entrance hall with cleverly arranged built-in storage, a striking contemporary rustic oak kitchen with desirable versatile bi-fold doors with integral Venetian blinds, thoughtfully designed lighting, feature papered and exposed brick walls, charcoal aluminium double glazing, and luxury laminated flooring.

On the ground floor is a useful entrance porch providing protection from the elements and a thermal soundproof composite front door with an attractive leaf design viewing panel. A generous wide sliding door from the entrance hall to the kitchen gives a sense of space and openness.

Upstairs are two double bedrooms and an exquisite contemporary bathroom with free-standing bath and enclosed shower cubicle. A further staircase leads to the master bedroom with feature exposed brick wall and stylish fitted wardrobes. An ultra-modern en suite shower room features eye-catching marble tiled walls and floor.

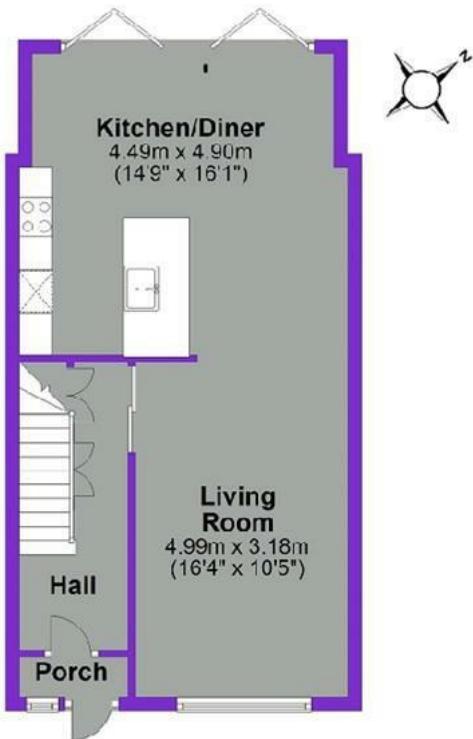
Nearest stations include Elmers End Railway/Tram Station with services to London and Croydon. Nearest schools include the popular Stewart Fleming Primary & Chuchfields Primary. Beckenham High Street with its abundant choice of restaurants, independent shops, and supermarkets is 5 minutes away by car. For more local shops, the bustling community of Elmers End is a ten-minute walk away. Crystal Palace with its Everyman Cinema, well-loved, historic Crystal Palace Park, boutique shops, and fantastic selection of restaurants, is a ten-minute drive away.

Please call 020 3794 7545 to arrange a viewing at your earliest convenience.



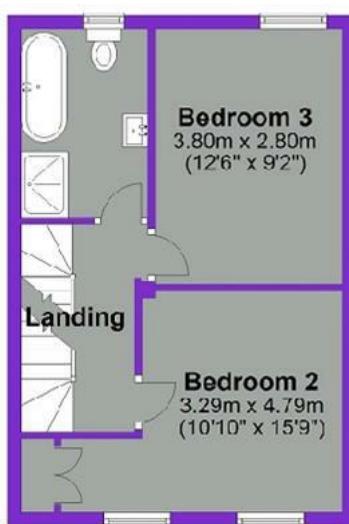
Ground Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



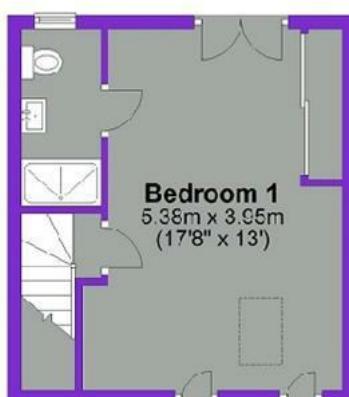
First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



Second Floor

Approx. 25.8 sq. metres (277.8 sq. feet)



Outbuilding

Approx. 11.9 sq. metres (128.1 sq. feet)



Total area: approx. 118.5 sq. metres (1275.3 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 Porch

uPVC double glazed door with full-length glazed window to side, stone tiled floor.

Entrance Hall

Bespoke charcoal composite thermal soundproof security front door with 'leaf' view panel, built-in understairs storage cupboards and shoe store, recessed downlights, limed oak style luxury vinyl flooring, carpeted stairs to first floor, sliding door to:-

Living Room

Charcoal aluminium double glazed window to front, double radiator, feature papered wall, limed oak luxury vinyl flooring, open plan to:

Kitchen/Dining Area

Range of rustic dark oak wall and base units with oak worktops over incorporating black granite composite one-and-a-half bowl sink with chrome mixer tap, high-level Samsung integrated oven, Amica electric hob, space for American fridge freezer, veined black quartz style laminate splashback, exposed brick wall, space and plumbing for washing machine, cupboard housing Worcester combination boiler, integrated Beko dishwasher, charcoal aluminium double glazed bi-fold doors with integral manually operated 'Soles' venetian blinds, limed oak style luxury vinyl flooring, four ceiling light fittings, recessed downlights.

First Floor Landing

Custom-made metal balustrade, radiator, recessed downlights, fitted carpet.

Bedroom 2

Engineered oak door, charcoal aluminium double glazed window, radiator, recessed downlights, fitted carpet.

Bedroom 3

Engineered oak door, twin charcoal aluminium double glazed windows to front, built-in wardrobe, radiator, recessed downlights, fitted carpet.

Bathroom

Engineered oak door, charcoal aluminium opaque double glazed window to rear, white comprising freestanding bath with chrome mixer taps and handheld spray attachment, WC with

concealed cistern, enclosed glass shower cubicle with wall mounted shower head and chrome mixer control and recess niche, white high-gloss wall mounted vanity sink unit, charcoal heated towel rail, fitted illuminated mirror, white high-gloss wall mounted storage unit, fully tiled walls, tiled floor, recessed downlights.

Second Floor

Master Bedroom

Engineered oak door, Velux window, charcoal aluminium double glazed French doors with integral manually operated 'Soles' vertical blinds, Juliet balcony, fitted wardrobes with sliding oak effect panelled and mirrored doors, doors to eaves storage, charcoal vertical column radiator, exposed brick feature wall with wall light points, fitted carpet, engineered oak door to:-

En Suite Shower Room

Engineered oak door, charcoal aluminium double glazed window to rear, white suite comprising WC with concealed cistern, wall mounted vanity unit with sink and black mixer tap, enclosed shower cubicle with 'waterfall' shower head, handheld spray attachment, and recessed niche, black and white marble tiled walls and floor, fitted illuminated mirror, extractor fan.

Outside

Front: Boundary brick wall, resin bonded path with wooden bin storage shed, paved steps up to front entrance porch.

Rear Garden: Approximately 41' long, Wooden deck with steps up to artificial lawn with high planted containers set on a shingle border, fenced boundaries.

Outbuilding

Charcoal aluminium double glazed French doors, fitted shelving, Yorkshire flagstone paved floor.

EPC

Band: C

Council Tax

London Borough of Bromley.

Band: D

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.