



homezone

**£675,000 Freehold**

**42 Derrick Road**

Beckenham, BR3 3QQ

- BEAUTIFULLY PRESENTED 4 BEDROOM TERRACE
- EXTENDED OPEN PLAN KITCHEN/DINER
- WELL APPOINTED LOUNGE
- ENSUITE SHOWER ROOM ON SECOND FLOOR
- ATTRACTIVE SOUTH WEST FACING GARDEN
- GARAGE AND SHED TO REAR
- DESIRABLE QUIET LOCATION
- CLOSE TO ELMERS END RAILWAY AND TRAM STATION
- CLOSE TO BALGOWAN, MARION VIAN AND EDEN PARK HIGH SCHOOL
- WITHIN WALKING DISTANCE OF LOCAL SHOPS & RESTAURANTS



### Homezone Property Services - Beckenham

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A beautifully presented, deceptively spacious, extended 4 bedroom 1930's terraced family home, located in one of Beckenham's highly sought after quiet, tree lined, residential roads.

Internally, the property comprises an attractive entrance hall, separate WC to ground floor, well appointed lounge, a contemporary open plan kitchen dining room with a stunning kitchen suite featuring integrated appliances and island unit with breakfast bar.

To the first floor are two generous double bedrooms, a good sized third bedroom ideal for a home office and a contemporary bathroom. A further set of stairs leads to the second floor where you will find the spacious master bedroom and en-suite shower room.

To the front is an attractive garden with gravel pathway leading to the front entrance; to the rear, a beautiful, South West facing, garden stretching to approximately 60', well maintained with two paved patio areas, and mature shrubs and trees providing shade and privacy. At the end of the garden is a useful storage shed and detached garage accessed via a communal access road.

Close to Marian Vian, Balgowan, Langley Boys and Langley Girls Secondary schools and the new Eden Park High school due for completion in 2019 together with local shops and restaurants within walking distance. Elmers End railway and tram station is 15 minutes' walk away.

This is a stunning family home in a sought after location and an early viewing is highly recommended to fully appreciate the accommodation that is offered.



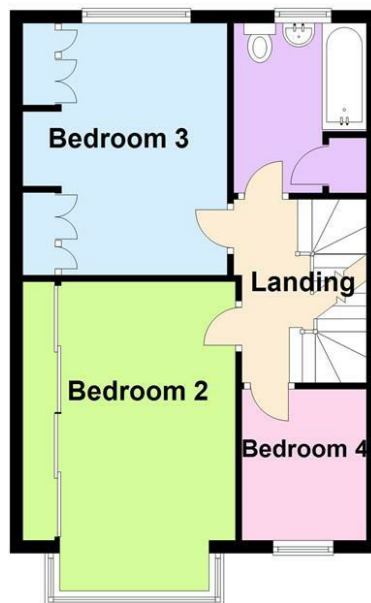
### Ground Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



### First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



### Second Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



Total area: approx. 133.9 sq. metres (1441.4 sq. feet)

**Entrance Hall**

Solid wood panelled door with frosted glass panels and chrome door furniture, frosted glazed window to side, neutral emulsion painted walls, radiator, thermostat control, solid wood flooring, ceiling light fitting, door to w.c.

**Cloakroom**

White low level w.c., white wall mounted wash hand basin with mixer tap, tiled splash-back, spotlight, extractor fan, solid wood flooring, solid wood panelled door to under-stairs cupboard housing fuse-box and electric meter, ceiling light fitting.

**Lounge**

15'6" max into bay x 11'8" max into recesses (4.72m max into bay x 3.56m max into recesses)

Solid wood panelled door, single glazed window to front bay with leaded lattice top openers, neutral emulsion painted walls over paper, feature fireplace with marble back panel, decorative white painted wood surround and coal effect gas fire, double radiator, wooden floor boards, coving, ceiling rose, ceiling light fitting,

**Kitchen/Diner**

22'9 max x 16'10 max (6.93m max x 5.13m max)

Solid wood panelled door, neutral emulsion painted walls, white uPVC double glazed bi-fold doors overlooking garden, range of putty coloured contemporary kitchen wall and base units, white enamel Butler style sink with drainer and chrome mixer tap, glass splash-back, spotlight over sink, cupboard housing 'Main' Combi 30 HE boiler, Bosch double oven and Lamona integrated microwave, space for American fridge/freezer, 4 ring stainless steel gas hob with glass splash-back, stainless steel extractor hood with lights, space and plumbing for washing machine, integrated dishwasher, 3 contemporary tall black vertical radiators, island unit with storage and power points, wood butcher block style worktops, pendant light over island, spotlights, 2 Velux skylights, grey wood grain effect laminate flooring,

**Bedroom 2**

15'8" into bay x 10'11" into recesses (4.78m into bay x 3.33m into recesses)

Solid wood panelled door, Single glazed window to front bay with leaded lattice top openers, neutral painted walls, fitted wardrobes with sliding mirrored and panelled doors, double radiator, picture rail, neutral carpet, ceiling light fitting.

**Bedroom 3**

13'1 x 10'8 into recesses (3.99m x 3.25m into recesses)

Solid wood panelled door, aluminium double glazed window to rear, neutral painted walls, fitted wardrobes to recesses, air vent to chimney breast, neutral carpet, coving, ceiling light fitting.

**Bedroom 4**

7'8" x 6'5" (2.34m x 1.96m )

Solid wood panelled door, single glazed window to front with leaded lattice top openers, neutral painted walls, radiator, air vent, neutral carpet, ceiling light fitting, coving,

**Bathroom**

8'8" x 6'8" (2.64m x 2.03m)

uPVC frosted double glazed window to rear, white enamel bathroom suite comprising: low level w.c., pedestal wash hand basin with chrome mixer tap, bath with mixer tap and shower attachment, glass shower screen, grey stone effect tiled walls, painted panelled wall, chrome heated towel rail, airing cupboard with shelving, stone effect tiled floor, ceiling light fitting.

**Master Bedroom**

20'3" max into eaves x 13'1 into recess (6.17m max into eaves x 3.99m into recess)

Solid wood panelled door, uPVC double glazed doors to rear, Juliet balcony, 2 double glazed Velux windows with integrated blackout blinds to front, double radiator, 2 doors to eaves storage, wood effect laminate floor, solid wood painted panelled door to en-suite shower room, ceiling light fitting.

**En-suite Shower Room**

8'7" x 5'1" max (2.62m x 1.55m max)

Solid wood painted panelled door, uPVC double glazed frosted window to rear, white low level w.c., wall mounted white wash hand basin, enclosed shower cubicle with integral rainfall shower head and separate additional shower head, wall mounted vanity mirror with feature lighting, chrome heated ladder style towel rail, part tiled neutral walls, grey ceramic tiled floor, extractor fan, ceiling light fitting.

**Outside**

The front garden is mainly laid to lawn with shrub borders and a gravel pathway from the pavement to the front of the house.

The rear garden extends to approximately 60ft and comprises a paved patio area accessed from the kitchen/diner via a step with a low level brick wall and further steps leading down to the lawn flanked by borders with mature shrubs and trees. There is a paved pathway down to the end of the garden and a further paved patio area, shed and detached garage with double glazed window and rear access via an up and over door, lighting, power and fusebox.

**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.