



homezone

£595,000 Freehold

26 Balmoral Avenue

Beckenham, BR3 3RE

- SPACIOUS 3 BEDROOM 1930'S MID TERRACE
- CHAIN FREE
- IN NEED OF UPDATING
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- RECENTLY INSTALLED UPVC FRONT DOOR WITH STAINED GLASS DOUBLE GLAZED PANELS
- ATTRACTIVE 70' GARDEN
- CLOSE TO POPULAR LOCAL CAFE, SHOPS, RESTAURANTS AND DOCTORS SURGERY
- NEAREST SCHOOLS: MARION VIAN PRIMARY, EDEN PARK HIGH & THE LANGLEY CAMPUS
- ABUNDANCE OF GREEN OPEN SPACES CLOSE BY: CREASE PARK, CROYDON RECREATION GROUND & SOUTH NORWOOD COUNTRY PARK
- CONVENIENT FOR ELMERS END RAILWAY & TRAM STATION



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*** CHAIN FREE *** Delightful three-bedroom 1930s family home, ripe for a modern makeover. The double glazing has already been taken care of and the house has been lovingly maintained. Tremendous potential to be a stunning contemporary residence with abundant opportunity to extend outwards and upwards (subject to the usual planning consents).

Perfectly positioned, being near the popular community of Elmers End with its thriving cafes, restaurants, handy shops, and doctor's surgery. Nearest schools include Marion Vian Primary, Eden Park High, and the Langley Campus (Primary and Secondary Boys and Girls schools).

The property has recently benefitted from the installation of a new uPVC front door with attractive double-glazed stained glass panels on either side. A new boiler was fitted in 2021.

To the front of the house is a charming front garden which could be easily transformed into a driveway (subject to local council permission) and to the rear, a generous lawned garden with a patio, garden shed, and access to a rear service road.

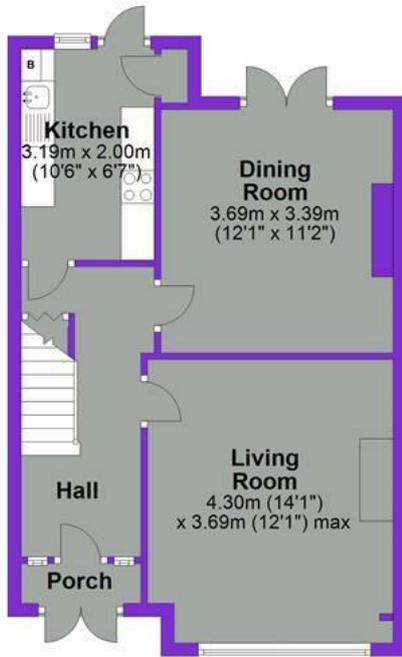
Excellent transport links nearby include Elmers End Railway station and tram stop with services to London, Croydon, and Wimbledon. Bus routes provide quick access to Beckenham and surrounding areas.

Call now to arrange a viewing at your earliest convenience.



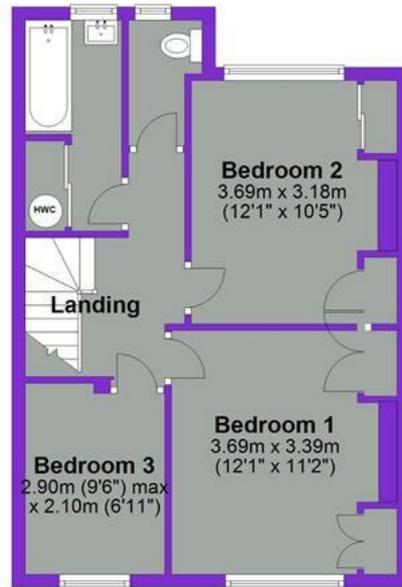
Ground Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 90.3 sq. metres (972.0 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 misstatement. 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 French doors, wall light point, brick tiled floor.

Entrance Hall

uPVC opaque double glazed front door with opaque stained glass side lights, understairs cupboard with concertina sliding vinyl door housing gas and electric meters, radiator, thermostat control, stairs to first floor with handrail, fitted carpet, polystyrene tiled ceiling, ceiling light fitting.

Living Room

Painted wooden door, uPVC double-glazed window to front, fireplace with brick surround and grey tiled hearth with gas fire, double radiator, telephone point, wall light point, polystyrene tiled ceiling, coving, ceiling light point, fitted carpet.

Dining Room

Wooden painted door, uPVC double-glazed French doors to rear, fireplace with tiled surround and hearth, radiator, ceiling light fitting, fitted carpet.

Kitchen

Part glazed wooden door, uPVC double glazed door to garden with uPVC double-glazed window to side, range of oak effect wall and base units with laminated granite style worktops over incorporating one and a half bowl sink and drainer, cupboard housing Worcester 'Greenstar RI' boiler, integrated fridge and freezer, Electrolux double oven, electric ceramic glass hob with extractor hood over, recessed downlights, space and plumbing for washing machine, tiled splashbacks, tiled floor.

Landing

Hatch to loft, polystyrene tiled ceiling, ceiling light fitting, fitted carpet.

Bedroom 1

Wooden painted door, uPVC double-glazed window to front, fitted wardrobes, radiator, wall light point, coving, ceiling light fitting, fitted carpet.

Bedroom 2

Wooden painted door, uPVC double-glazed window to front, fitted wardrobes, polystyrene tiled ceiling, ceiling light fitting, fitted carpet.

Bedroom 3

Wooden painted door, uPVC double glazed window to front, wall mounted Dimplex electric heater, polystyrene tiled ceiling, ceiling light fitting, carpet tile flooring.

Bathroom

Wooden painted door, uPVC opaque double glazed window, green bathroom suite comprising bath with chrome mixer tap and hand-held shower attachment, pedestal wash hand basin, airing cupboard housing hot water cylinder, central heating control panel, partly tiled walls, polystyrene tiled ceiling, ceiling light fitting, air vent, fitted carpet.

Separate WC

Wooden painted door, uPVC double-glazed opaque window to rear, green low-level WC, polystyrene tiled ceiling, ceiling light fitting, fitted carpet.

Outside

Front Garden: Brick boundary wall with wrought iron gate, paved pathway leading to front entranceway, lawn with shrub border.

Rear Garden: Measuring approximately 70' (21.34m), mainly laid to lawn with mature shrub and flower borders, paved patio with manhole cover, shed, pathway down to end with further shed and gate leading to rear accessway. Outside water tap. Boundaries a combination of traditional, picket and green PVC chain link fences.

EPC

Band: D

Council Tax

London Borough of Bromley.

Band: E

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.