



homezone

**Offers In Excess of
£399,950 Freehold**

63 Bamford Road

Bromley, BR1 5QP

- END OF TERRACE FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- QUIET RESIDENTIAL STREET
- IMPRESSIVE REAR GARDEN 100FT PLUS
- DOUBLE GLAZED WINDOWS
- CLOSE TO BECKENHAM HILL STN
- PUBLIC TRANSPORT CLOSE BY
- CLOSE TO LOCAL SCHOOLS
- OFFERED FOR SALE CHAIN FREE



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OFFERED FOR SALE CHAIN FREE

Located in a quiet and highly popular residential street is this attractive three bedroom end of terrace 1920's family home, requiring completed modernisation throughout but presenting an excellent opportunity to create a beautiful family home.

Internally, the property comprises generous entrance hall, lounge, dining room, kitchen, two good sized double bedrooms, a generous third bedroom, bathroom and a separate WC. The property benefits from double glazing throughout.

The rear garden is south facing and enormous, well in excess of 100ft, and set into two parts with a dividing access road that serves the rear of the neighbouring properties. There is a garden shed and a detached garage.

Local schools include St John Baptist, Sedgehill and Downterry, and there are good train and public transport links nearby with Beckenham Station within half a mile and the A21 just yards away providing public transport towards Bromley, Catford & Lewisham for the DLR connections.

This is a fantastic opportunity to acquire and modernise, either for personal occupation or for redevelopment.



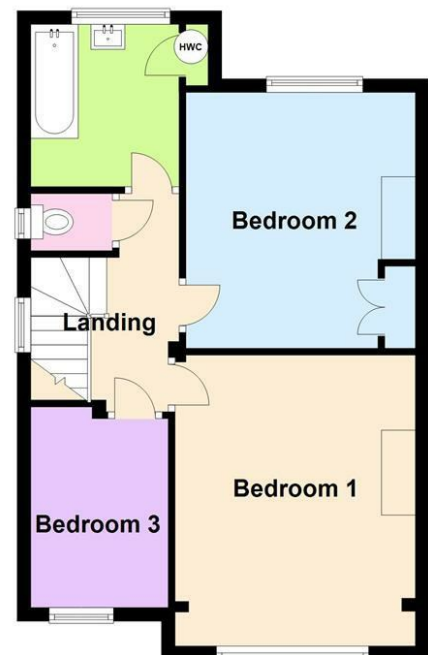
Ground Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



Total area: approx. 93.1 sq. metres (1001.8 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

Wood panelled part glazed front door, carpet, wall paper to walls, ceiling light fitting, gas wall heater,

Lounge

14'0 x 12'0 max recess (4.27m x 3.66m max recess)
White painted solid wood panelled door, patterned carpet, wall paper to walls, coving, wood fire place surround with old style gas fire (not tested), UPVC double glazed window, ceiling light fitting.

Dining Room

12'0 x 11'5 max recesses (3.66m x 3.48m max recesses)
White painted solid wood panelled door, patterned carpet, wall paper to walls, wood fire place surround with old style gas fire (not tested), ceiling light fitting, double glazed sliding patio door to garden.

Kitchen

10'6 x 6'4 plus recess (3.20m x 1.93m plus recess)
White painted solid wood panelled door, wood effect vinyl flooring, dated wood effect kitchen suite with laminated worktops, larder cupboard, stainless steel sink and drainer unit, ceiling light fitting, double glazed door and window to garden,

Master Bedroom

14'0 x 11'5 max recesses (4.27m x 3.48m max recesses)
White painted solid wood panelled door, carpet, wall paper to walls, coving, ceiling light fitting, tiled fire place surround with gas fire (not tested) oriel bay double glazed window,

Bedroom 2

12'2 x 11'0 max recesses (3.71m x 3.35m max recesses)
White painted solid wood panelled door, carpet, wall paper to walls, built in cupboard to one chimney breast recess, tiled fire place surround with gas fire (not tested), UPVC double glazed window, ceiling light fitting, electric wall heater.

Bedroom 3

9'5 max x 6'5 (2.87m max x 1.96m)
White painted solid wood panelled door, carpet, wall paper to walls, UPVC double glazed window, ceiling light fitting.

Bathroom

7'8 x 7'0 (2.34m x 2.13m)
White painted solid wood panelled door, carpet, cast iron bath, part tiled and part papered/painted walls, wall mounted wash basin, WC, double glazed obscured glass window, airing cupboard, ceiling light fitting, electric bar heater to wall.

Outside

To the front is a lawned garden with footpath to the covered porch area and a shallow walled front boundary with wrought iron gate. there is also a side gate leading to the rear garden. The rear garden is south facing and stretches to well in excess of 100ft and is split into two sections, divided by a common shared access road that serves the rear of the neighbouring properties. The garden is mainly laid to lawn with a combination of fence and wall boundaries. The rear section has some bramble and there is also a detached garage.

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.