



homezone

£600,000 Freehold

80 Links Way

Beckenham, BR3 3DQ

- 1930'S SEMI-DETACHED FOUR BEDROOM HOUSE
- TWO BATHROOMS
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- MODERNLY PRESENTED THROUGHOUT
- EXTENSIVE BEAUTIFUL WEST FACING REAR GARDEN
- CATCHMENT FOR LANGLEY SCHOOLS & OAK LODGE PRIMARY
- OFF STREET PARKING FOR 2/3 CARS
- EXCELLENT PUBLIC TRANSPORT LINKS
- POPULAR LOCAL AMENITIES
- CLOSE TO EDEN PARK RAILWAY STATION



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We are delighted to offer for sale this extended chalet style four bedroom, two bathroom semi-detached 1930's family home which benefits from a spacious plot and is in catchment to the ever popular Langley Schools.

Internally the property comprises spacious entrance hall, attractive lounge and dining room, bedroom 4/study, family bathroom, separate WC, a Shaker style kitchen suite and a modern conservatory providing access to the rear garden via double glazed French doors.

To the first floor is a master bedroom with large walk-in dressing room (could be converted to an en-suite shower room), two further double size bedrooms and a spacious family shower room with large walk-in shower enclosure.

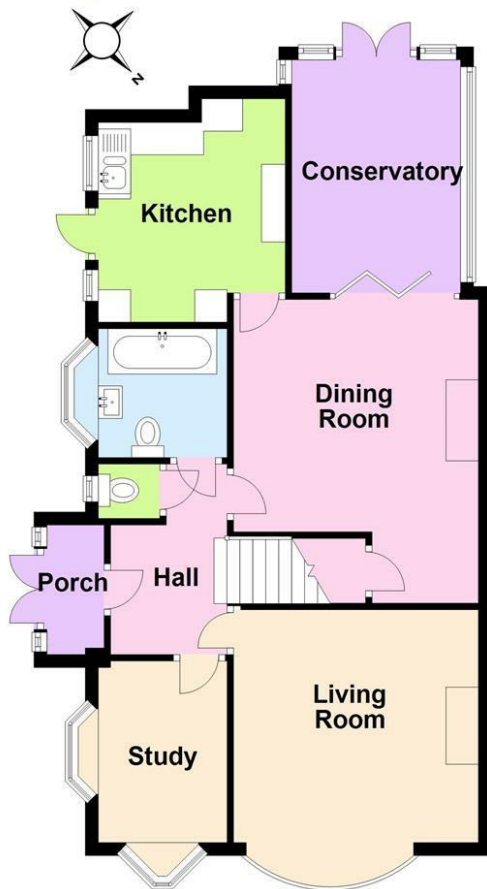
The property benefits from a spacious frontage with block paved driveway for 2-3 cars and a lawned area. The rear garden extends to 110ft with attractive wrap around block patio, large lawned area, fenced boundaries, a spacious storage shed and large vegetable patch.

The Langley schools are just a few minutes walk from the property and Eden Park Station is within walking distance, together with excellent public transport links close by.



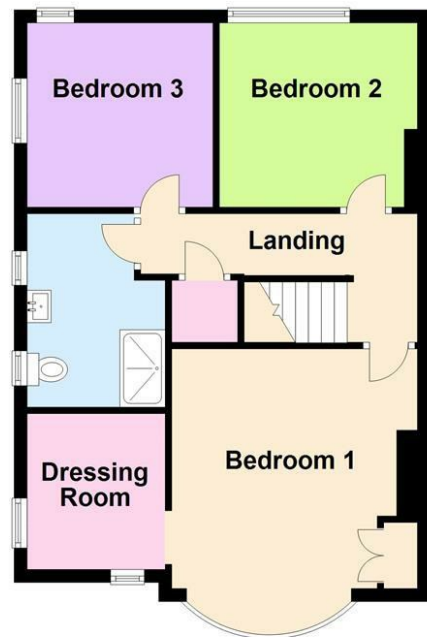
Ground Floor

Approx. 69.8 sq. metres (751.3 sq. feet)



First Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



Total area: approx. 122.2 sq. metres (1315.1 sq. feet)

Entrance Hall

Enclosed porch with double glazed entry doors, solid wood panelled front door with leaded/stained glass upper panel and leaded/stained glass flanking windows, exposed floor boards, neutral emulsion painted walls, ceiling light fitting, radiator.

Living Room

14'5 max into bay x 12'5 max recess (4.39m max into bay x 3.78m max recess)
Stained/leaded glass door, exposed floor boards, uPVC double glazed bay windows, ceiling light fitting, radiator, two wall lights.

Dining Room

12'0 plus recess x 12'5 max recess (3.66m plus recess x 3.78m max recess)
Leaded/stained glass door, exposed floor boards, grey emulsion painted walls with one feature wall-papered wall, white painted brick fireplace surround, built in cupboard to recess under stairs, under-stairs cupboard, double radiator, uPVC double glazed bi-folding doors to conservatory.

Conservatory

12'0 x 8'5 (3.66m x 2.57m)
Grey laminate flooring, neutral emulsion painted walls, double glazed pitched roof with opening skylight and double glazed French doors to rear garden.

Kitchen

10'4 max x 9'6 max (3.15m max x 2.90m max)
Grey vinyl flooring, wood effect Shaker style kitchen suite with black worktops, cooking range with stainless steel extractor hood, two UPVC double glazed windows and UPVC double glazed door to garden, spot lights to ceiling.

Bedroom 4 (Ground Floor)

6'8 x 6'7 (2.03m x 2.01m)
White painted door, exposed floor boards, two uPVC double glazed Oriel bay windows - double aspect, neutral emulsion painted walls, radiator, ceiling light fitting.

Ground Floor Bathroom

6'6 x 6'6 (1.98m x 1.98m)
White painted solid wood panelled door, exposed floor boards, white bath with side mounted shower/mixer tap set, panelled vanity unit with top mounted wash basin, WC, Oriel bay window with mosaic tiled sill, pastel blue emulsion walls to upper parts with neutral painted wood panelling to lower walls, heated towel rail, uPVC double glazed window.

Separate WC

Exposed floor boards, WC, small wall mounted wash basin, white emulsion to walls, uPVC double glazed window, ceiling light fitting.

Master Bedroom

14'10 max into bay x 12'4 max recess (4.52m max into bay x 3.76m max recess)
White painted door, neutral carpet, emulsion painted walls, uPVC double glazed bay window, built in wardrobe, radiator. Door to:

Master Walk-in Dressing Room.

7'7 x 7'2 (2.31m x 2.18m)
uPVC double glazed side window and original feature leaded/stained glass port-hole window to front, neutral carpet, neutral emulsion painted walls, spot lights to ceiling, radiator.

Bedroom 2

10'3 max x 9'0 (3.12m max x 2.74m)
White painted door, neutral carpet, pastel blue emulsion painted walls, spot lights to ceiling, uPVC double glazed window, radiator, spot lights to ceiling.

Bedroom 3

9'5 x 9'4 (2.87m x 2.84m)
White painted door, neutral carpet, pastel yellow emulsion painted walls, two uPVC double glazed windows - double aspect, spot lights to ceiling.

Family Shower Room

10'0 max x 7'0 max (3.05m max x 2.13m max)
White painted door, neutral colour ceramic floor tiles, part tiled walls in natural stone effect ceramic tile, pedestal wash basin, WC, large walk-in shower enclosure with tall glass wall screen and wall integrated shower controls, spot lights to ceiling, extractor fan, two uPVC double glazed windows, recessed shelving.

Outside

To the front is a block paved drive way that can accommodate 2-3 cars, a lawned front garden with shallow front boundary wall and some planting beds. To the rear is a west facing garden stretching to approximately 110ft, comprising a spacious wrap-around attractive block paving patio, a main lawn area, fenced boundaries, some mature trees including fruit trees, a large vegetable patch towards the end of the garden and a large storage shed.

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.