



homezone

£450,000 Leasehold

Flat 3, 3 Oakhill Road

Beckenham, BR3 6NG

- BRIGHT & AIRY VICTORIAN TWO BEDROOM TOP FLOOR CONVERSION FLAT
- SOUGHT AFTER CUL DE SAC LOCATION
- CLARE HOUSE & ST. CHRISTOPHER'S THE HALL PRIMARY SCHOOLS NEARBY
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FEATURE FIREPLACES
- OUTBUILDING WITH PRIVATE STORAGE
- ATTRACTIVE COMMUNAL GARDEN
- BECKENHAM JUNCTION 15 MINUTES WALK
- SHORTLANDS VILLAGE 20 MINUTES WALK
- EASY ACCESS TO BROMLEY & BECKENHAM TOWN CENTRES



Homezone Property Services - Beckenham

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Situated in one of the most attractive, peaceful, and tree-lined cul-de-sacs in Beckenham, is this charming two-bedroom top-floor Victorian conversion flat. This beautiful, light and airy flat is ideally located for Kelsey Park and the highly sought-after Clare House primary school. Popular traditional pubs and local shops are close by and Beckenham High Street with its eclectic mix of independent shops, restaurants, and train/tram station is a 15-minute walk away. Living here, you'll rarely need to use a car!

A secluded and peaceful communal garden offers a tranquil oasis or the perfect place for outside entertaining, drying the washing to save on fuel bills, or a place for children and pets to play, and features an original outbuilding providing useful storage.

Further attractive benefits include gas central heating, double glazing, wooden floors, and elegant fireplaces.

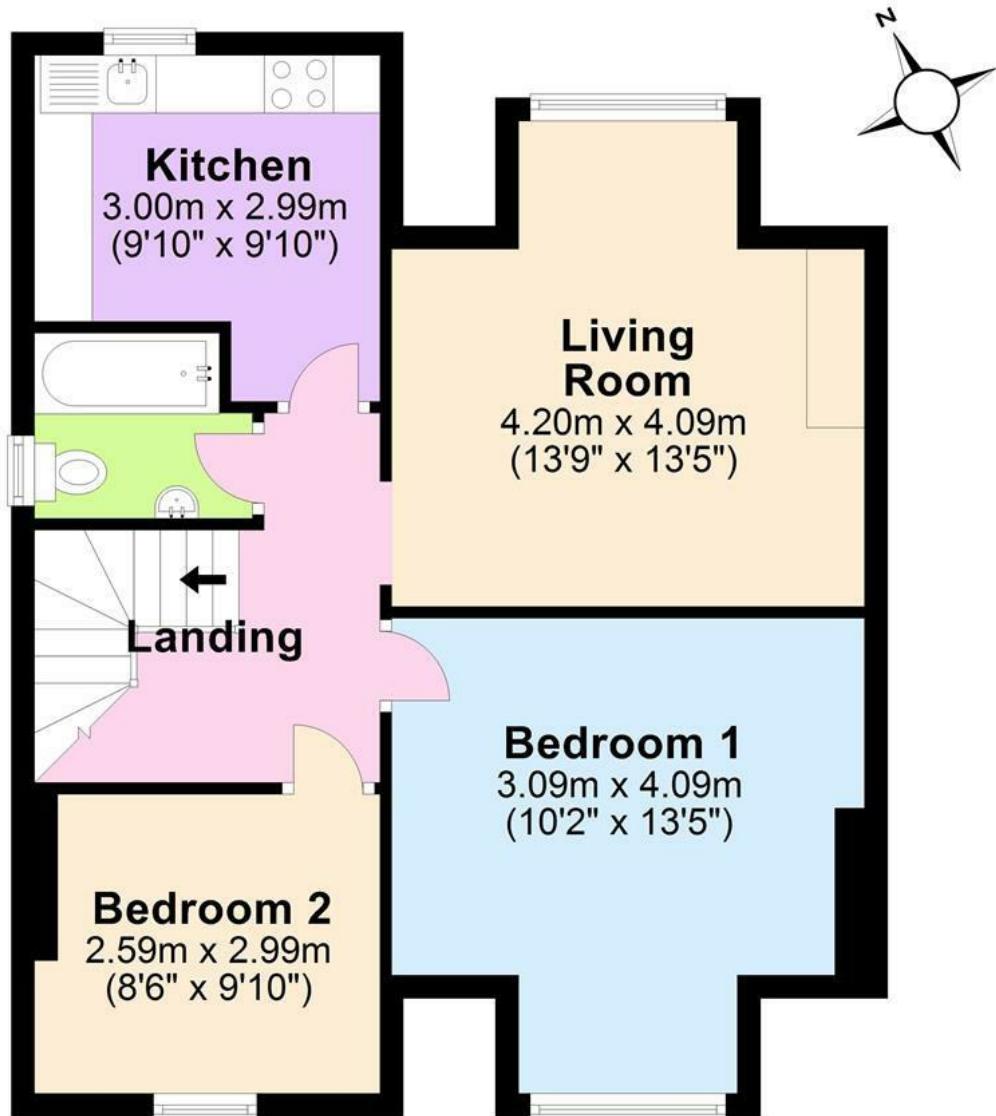
Bromley Town centre is ten minutes away by bus or car. Excellent transport links are close by on Bromley Road.

Early viewing is recommended to avoid disappointment.



Second Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



Communal Entrance Hall

Solid wood painted panelled front door with glazed panels, stairs to first floor, smoke alarm, fire alarm, fitted carpet.

Entrance Hall

White wood panelled front door with glazed panel, wall mounted fuse board and smart meter, dado rail, original balustrading, stairs to the second floor, coving, fitted carpet.

Landing

uPVC double glazed window to side, hatch to loft, fitted carpet.

Living Room

Twin uPVC windows to rear, 'Art Deco' style cast iron fireplace, double radiator, ceiling light fitting, laminated wood floor.

Kitchen

White wooden door, uPVC double glazed window to rear, range of white base units with granite effect laminated worktops incorporating stainless steel sink with chrome mixer tap and separate inset drainer, space for fridge, space for freezer, space and plumbing for washing machine, electric oven, four ring gas hob with brushed steel extractor hood over, shelved recess with larder cupboard, tiled splashbacks, radiator, recessed downlights, 'limed oak' style laminate flooring.

Bedroom 1

White wooden door, uPVC double glazed twin windows to front, ornate painted cast iron fireplace, double radiator, ceiling light fitting, laminated wood floor.

Bedroom 2

White wooden door, uPVC double glazed opaque window to front, radiator, recessed downlights, laminate wood flooring.

Bathroom

Wooden painted panelled door, uPVC double glazed opaque window to side, white suite comprising wall mounted slimline wash hand basin with chrome taps and vanity unit below, low-level wc, panelled bath with Victorian style mixer tap and shower attachment, glass shower screen, shelved recess, partly tiled walls, white heated towel rail, recessed downlights, 'limed oak' style laminate flooring.

Lease/Service Charge/Ground Rent

Length of Lease: 90 Years Remaining.
Service Charge: £276.06 every 6 months.
Ground Rent: TBC

Outside

Front communal garden: Front gate opening onto pathway leading to front door, mature shrub planted borders, box hedge, pathway to side entrance, gate to rear.

Rear communal garden: Side pathway leading to garden, mainly laid to lawn, paved area for table and chairs, outbuilding with allocated storage unit, fixed washing line, garden shed, fenced boundaries.

Council Tax

Band: C

EPC

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.