



homezone

£575,000 Freehold

18 Balmoral Avenue

Beckenham, BR3 3RE

- IMMACULATELY PRESENTED
- 3 BEDROOM 1930'S FAMILY HOME
- 2 GENEROUS RECEPTION ROOMS
- MODERN WHITE GLOSS KITCHEN SUITE
- SPACIOUS BATHROOM, SEPARATE SHOWER
- ATTRACTIVE 85FT REAR GARDEN
- QUIET RESIDENTIAL STREET
- CLOSE TO GOOD LOCAL SCHOOLS
- WALKING DISTANCE TO ELMERS END
- GARAGE AND FLAGSTONE DRIVEWAY PROVIDING OFF STREET PARKING



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A delightful and immaculately presented 1930's terraced three bedroom family home, located in a quiet and highly popular residential street close to amenities, good local schools and Elmers End train and tram station.

Internally the property comprises welcoming entrance hall, a beautifully decorated living room with limestone fireplace, a bright and spacious dining room which is open plan to the modern gloss white finish integrated kitchen suite. To the first floor are two generous double bedrooms, a good sized single third bedroom and a spacious bathroom suite with bath and separate shower enclosure.

Externally, the property benefits from an attractive paved front drive way and the rear garden extends to approximately 85ft and includes a large decked patio with steps down to the lawn, well maintained planted beds to both sides, a detached garage and additional storage space to the side.

This is a very well presented property throughout and benefits from the usual gas central heating and full double glazing. Elmers End station with train and tram services is approximately a 7-8 minute walk and local schools include Marian Vian Primary and Eden Park High secondary school.



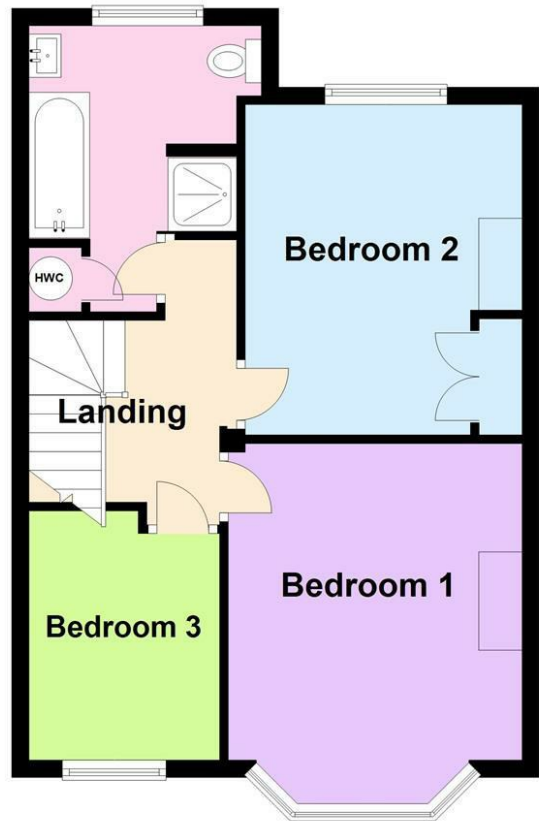
Ground Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



Total area: approx. 89.7 sq. metres (965.8 sq. feet)

Entrance Hall

Solid wood painted front door with upper glass panels and flanking windows, fitted door mat, neutral carpet, white emulsion painted walls, picture rail, under stairs cupboard, ceiling light fitting and radiator.

Lounge

13'5 max bay x 12'2 max recess (4.09m max bay x 3.71m max recess)

Solid wood panelled door, neutral carpet, neutral emulsion walls, picture rail, ceiling light fitting, coving, UPVC double glazed bay windows, radiator, limestone fireplace surround with attractive black cast iron back panel and coal effect gas fire, black granite hearth.

Dining room

12'1 x 10'10 max recesses (3.68m x 3.30m max recesses)

Solid wood panelled door, wood laminate flooring, neutral emulsion walls, built in shelving and storage to recesses, radiator, ceiling light fitting, UPVC double glazed french doors to garden, open to;

Kitchen

10'6 x 6'10 (3.20m x 2.08m)

Wood laminate flooring, modern gloss white kitchen suite with solid wood butcher block style worktops, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, modern five ring gas hob with a glass and stainless steel extractor hood, high level double oven, spotlights to ceiling, UPVC double glazed window.

Master bedroom

13'10 max bay x 11'0 max recess (4.22m max bay x 3.35m max recess)

Solid wood panelled door, neutral carpet, light grey emulsion painted walls, picture rail, UPVC double glazed bay windows, tiled fireplace surround, coving, ceiling light fitting, radiator.

Bedroom 2

12'1 x 10'2 max recess (3.68m x 3.10m max recess)

Solid wood panelled door, neutral carpet, light grey emulsion walls, picture rail, UPVC double glazed window, tiled fireplace surround, radiator, ceiling light fitting.

Bedroom 3

9'7 max x 7'0 (2.92m max x 2.13m)

Solid wood panelled door, neutral carpet, light grey emulsion walls, picture rail, radiator, ceiling light fitting, UPVC double glazed window.

Bathroom

10'7 max x 8'9 max (3.23m max x 2.67m max)

Solid Wood panelled door, dark grey ceramic floor tile, part tiled walls with remainder painted in white emulsion, white bath, pedestal wash basin, W/C, shower enclosure with wall inset chrome shower controls and glass entry door, spotlights, extractor fan, chrome heated towel rail, UPVC double glazed window.

Outside

To the front is an attractive paved driveway with block work border, flower beds to sides, picket fenced boundaries.

Rear garden has a large decked patio with steps down to lawn, planted borders to sides with fenced boundaries. To the end of the garden is a detached garage measuring internally 20'1 x 9'7 with metal up and over door, power and lighting. There is also a storage area behind gates adjacent to the garage. Garden measures approximately 85ft in length.

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.