



homezone

£339,950 Leasehold

151A Croydon Road

, Beckenham, BR3 3QH

- SPLIT LEVEL MAISONETTE
- BEAUTIFULLY PRESENTED THROUGHOUT
- REAL WOOD FLOOR TO ALL ROOMS
- NEUTRAL DECORATION
- SPACIOUS LIVING/DINING ROOM
- PRIVATE REAR GARDEN WITH DECKING
- DOUBLE GLAZED & GAS CENTRAL HEATING
- CLOSE TO MARION VIAN/BALGOWAN SCH
- 5 MINS ELMERS END STATION
- EASY ACCESS TO TOWN CENTRE



Homezone Property Services

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A beautifully presented split level (first & second floor) maisonette located in a central position with public transport close by and within easy reach to Elmers End train/tram station.

The property comprises ground floor entrance hall with ceiling bike store and a stair case rising to the first floor. A spacious living & dining room, modern fully fitted kitchen, further stair case rising to second floor, two bedrooms, modern family bathroom, separate WC, two storage cupboards and loft access hatch.

The property benefits from real wood flooring throughout, modern kitchen and bathroom, excellent neutral decoration to all rooms, combination boiler, fully double glazed and an attractive paved and decked private rear garden with rear access.

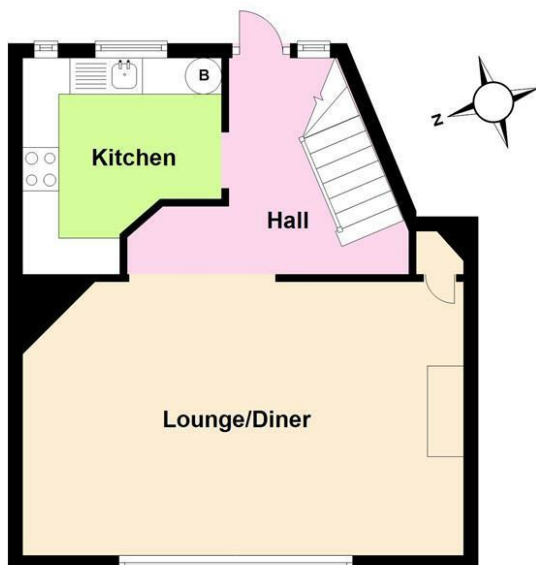
Marion Vian and Balgowan primary schools are close by and the location also benefits from a number of convenience stores and renowned local restaurants.

This is an attractive property and an early viewing is highly recommended.



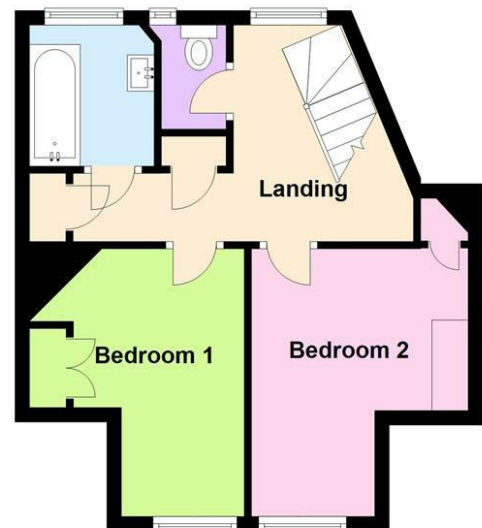
First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Second Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 73.1 sq. metres (787.0 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 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

UPVC composite front door, real wood flooring, neutral emulsion painted walls, coat hook, pulley operated ceiling bike store, carpeted stairs rising to first floor.

First Floor Landing

Real wood flooring, neutral emulsion painted walls, radiator, stair case rising to second floor..

Kitchen 9'10 max x 8'8 max (3.00m max x 2.64m max)

L-shaped kitchen, real wood flooring, wood effect shaker style kitchen door and drawer fronts with black marble effect counter tops, stainless steel sink and drainer unit, mosaic splash back tiling, stainless steel gas hob, stainless steel electric oven, stainless steel extractor hood, combination gas boiler, UPVC double glazed windows, ceiling light fitting.

Living & Dining Room 19'6 max x 12'0 (5.94m max x 3.66m)

Real wood flooring, neutral emulsion painted walls with one accent wall, wood fire place surround with tiled back panel and open recess, low level built in storage cupboard, UPVC double glazed windows, spot lights to ceiling, two double radiators.

Second Floor Landing

Neutral carpet, neutral emulsion painted walls, UPVC double glazed window, two storage cupboards, ceiling light fitting, loft hatch to ceiling.

Bedroom 1 12'0 max x 9'7 max reducing to 5'8 (3.66m max x 2.92m max reducing to 1.73m)

Real wood flooring, neutral emulsion painted walls, white painted fire place surround, large built in double wardrobe, UPVC double glazed window, ceiling light fitting, double radiator.

Bedroom 2 12'0 max x 9'7 reducing to 5'7 (3.66m max x 2.92m reducing to 1.70m)

Real wood flooring, lilac colour emulsion painted walls, white painted fireplace surround, narrow storage cupboard to corner, UPVC double glazed window, ceiling light fitting, radiator.

Bathroom 6'6 x 5'5 (1.98m x 1.65m)

Grey ceramic floor tiles, part emulsion painted walls and part mosaic wall tiles, wall mounted wash basin, large square bath with modern chrome mixer tap and wall integrated shower mixer, glass shower screen, UPVC double glazed obscured glass window, chrome heater towel rail, spot lights to ceiling,

Separate WC

Low level WC, wood laminate flooring, cream and blue emulsion painted walls, UPVC obscured glass double glazed window, spot light, small radiator.

Rear Garden

Accessed from a double glazed door at first floor landing, metal staircase descending down to ground floor level, garden stretching to approximately 35ft, fenced boundaries, small planting area to side, part paved and part timber decked.

Lease / Service Charge / Ground Rent

Length of lease - 100 years remaining.

Service Charges - No regular service charges payable. Maintenance paid for as and when required.

Ground Rent - Nil.

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.