



homezone

£625,000 Freehold

78 Abbots Way

Beckenham, BR3 3SF

- CHAIN FREE
- FOUR BEDROOM MID TERRACE 1930'S FAMILY HOME
- ENSUITE SHOWER ROOM
- REAR EXTENSION - OPEN PLAN
- QUIET LOCATION
- WOODEN FLOORS AND FITTED SHUTTERS TO MOST ROOMS
- BEAUTIFUL 70' REAR GARDEN WITH GARAGE
- RECENTLY LAID DRIVEWAY
- NEAREST SCHOOLS: MARIAN VIAN PRIMARY, EDEN PARK HIGH & LANGLEY BOYS/GIRLS SECONDARIES
- 5 MINS DRIVE TO ELMERS END RAILWAY/TRAM



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CHAIN FREE SALE

We are delighted to offer for sale this rear and loft extended four bedroom, two bathroom terraced 1930's family home, located in an excellent quiet position and within each ready of Beckenham town centre, trains at Eden Park and Elmers End, and good local schools, including Marian Vian Primary, Eden Park High School and the Langley Schools.

Internally the property comprises spacious entrance hall, good sized lounge, dining room which is open plan to the rear extended kitchen, and a ground floor WC/cloakroom.

To the first floor are two double bedrooms, a single bedroom and a modern family bathroom with shower over bath, and to the second floor is a further double bedroom with ensuite shower room and a separate walk-in wardrobe/dressing room in the eaves space which is currently used by the owners as a storage room and home office.

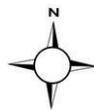
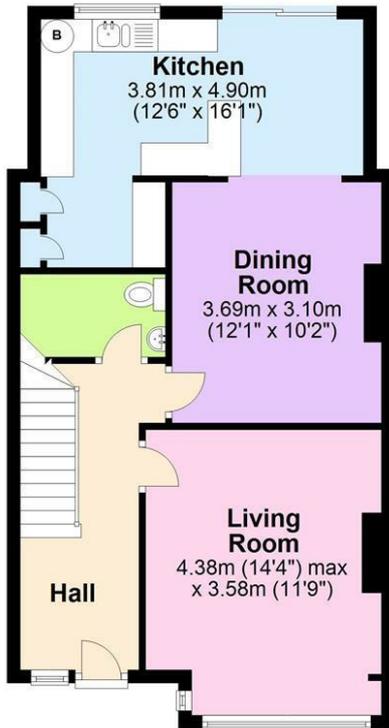
The property benefits from a paved driveway to the front for off road parking, and the rear garden is beautifully landscaped with modern paved patios and pathways, high quality artificial lawn, a detached garage to rear and a canopy covered area to the side of the garage.

This is an attractive and spacious family home in a highly popular position and an early viewing is highly recommended.



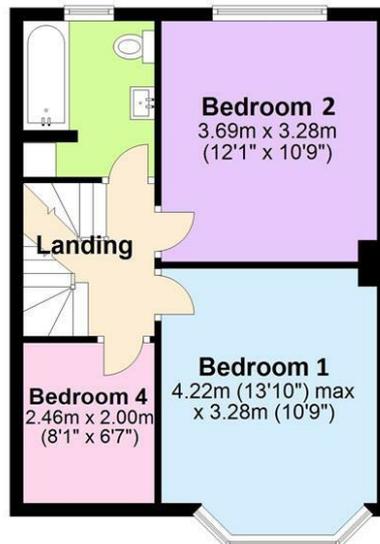
Ground Floor

Approx. 55.7 sq. metres (599.7 sq. feet)



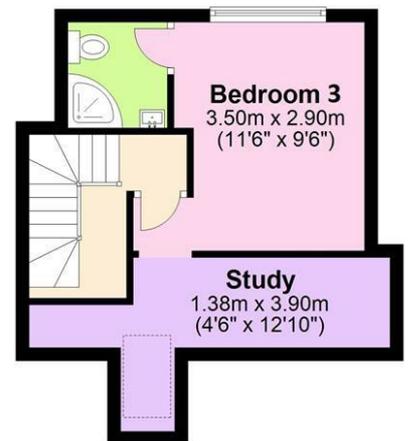
First Floor

Approx. 40.1 sq. metres (432.2 sq. feet)



Second Floor

Approx. 26.0 sq. metres (280.0 sq. feet)



Total area: approx. 121.9 sq. metres (1311.8 sq. feet)

Entrance Hall

Double glazed front door with additional double glazed window to side, wood laminate flooring, white emulsion painted walls, radiator, ceiling light fitting, two under stairs storage cupboards.

Ground Floor WC/Cloakroom

Solid wood panelled door, dark wood effect vinyl flooring, gloss white vanity unit with top mounted basin, WC, extractor fan, cloak hanging space.

Lounge

14'5 max x 11'8 max recesses (4.39m max x 3.56m max recesses)

Solid wood panelled door, wood effect laminate flooring, neutral emulsion painted walls, coving, double glazed windows with shutters, ceiling light fitting, radiator.

Dining Room

12'0 x 10'3 max recesses (3.66m x 3.12m max recesses)

Solid wood panelled door, wood effect flooring, white emulsion painted walls with dado rail and picture rail, radiator, ceiling light fitting, open to;

Kitchen

l-shaped : 16'1 max x 12'6 max, 7'9 min (l-shaped : 4.90m max x 3.81m max, 2.36m min)

Natural stone tile effect flooring, wood effect Shaker style kitchen suite with grey worktops and an extended breakfast bar style solid wood worktop area, gas hob, high level double oven, large opening for American style side-by-side fridge freezer, spaces for other appliances, white emulsion painted walls, spot lights, double glazed window and double glazed sliding patio door to garden.

Family Bathroom

7'7 max x 6'8 max (2.31m max x 2.03m max)

Built in recessed shelving, white bath with shower over, large white gloss vanity unit with top mounted wash basin, concealed cistern WC, mirrored bathroom cabinet, grey natural stone effect floor tile, double glazed window, modern upright wall mounted radiator.

Master Bedroom (1st floor front)

13'10 max bay x 10'8 (4.22m max bay x 3.25m)

Solid wood panelled door, wood effect laminate flooring, white emulsion with feature lilac painted wall, double glazed bay window with shutters, ceiling light fitting, radiator.

Bedroom 2 (1st floor rear)

12'0 x 10'7 (3.66m x 3.23m)

Solid wood panelled door, wood effect flooring, white emulsion painted walls with feature lilac painted wall, double glazed window with shutters, ceiling light fitting, radiator.

Bedroom 4 (1st floor)

8'2 x 6'9 (2.49m x 2.06m)

Solid wood panelled door, wood effect laminate flooring, white emulsion painted walls, double glazed window with shutters, radiator, ceiling light fitting.

Bedroom 3 (loft bedroom)

11'4 x 9'9 max reducing to 8'4 (3.45m x 2.97m max reducing to 2.54m)

Wood door, wood laminate flooring, white emulsion painted walls, double glazed window with shutters, radiator, ceiling light fitting.

Loft Bedroom Ensuite Shower

5'3 x 4'10 (1.60m x 1.47m)

Solid wood panelled door, grey floor tile, WC, white vanity unit with top mounted wash basin, large corner shower enclosure with double sliding entry doors, part tiled walls in white tile with remainder painted in white emulsion, ceiling light fitting, extractor fan, mirror and shelving.

Loft Walk In Wardrobe Area

12'6 max x 4'6 - restricted headroom (3.81m max x 1.37m - restricted headroom)

Wood door, laminated wood flooring, neutral emulsion painted walls, spot lights, double glazed Velux window. Currently used as a store room and home office by vendors.

Outside - Front

To the front is a paved driveway with a dropped kerb with parking for two cars.

Outside Rear

To the rear is a private garden stretching to approximately 70ft in length, modern paved patio to front and rear of garden, connected by a matching stone pathway to the right hand side, with the remainder of the garden benefiting from high quality artificial grass, fenced boundaries and some planting areas. To the rear of the garden is a detached garage measuring internally 16'0 x 10'8 and a covered area to the side of the garage with an access gate opening to the rear communal access road.

Other Information

Council Tax Band: E

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.