



homezone

Offers In Excess of  
£490,000 Freehold

**8 Lucerne Court Brackley  
Road**

Beckenham, BR3 1RB

- BEAUTIFUL 4 BED TOWN HOUSE
- QUIET CUL-DE-SAC POSITION
- VERY CLOSE TO BECKENHAM TOWN
- MODERN KITCHEN/BATHROOM
- OPEN PLAN LOUNGE/DINING AREA
- 5 MINS WALK TO BECKENHAM JUNCTION
- 10 MINS WALK TO NEW BECKENHAM
- BEAUTIFUL DECKED REAR GARDEN
- INTEGRAL GARAGE
- MODERN THROUGHOUT



### Homezone Property Services - Beckenham

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Positioned in a cul-de-sac and forming part of this quiet private development close to Beckenham town centre and Beckenham Junction/New Beckenham stations is this stunning 4 bedroom town house presented immaculately throughout.

Internally the property comprises entrance hall, ground floor WC, ground floor utility room and bedroom 4/study. To the first floor is a spacious open plan living and dining area together with a modern fitted kitchen suite, and to the second floor are three further bedrooms and a modern family bathroom.

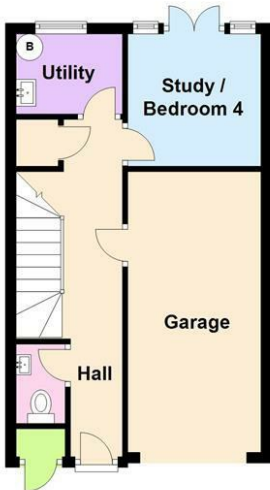
The property benefits from such features as full UPVC double glazing, gas central heating, natural stone tile and wood effect flooring to most areas, a spacious integral garage, and frontage with driveway and a beautiful rear garden with elegant split level decking and electric remote controlled canopy with modern lighting.

This is a beautifully presented town house and an early viewing is highly recommended.



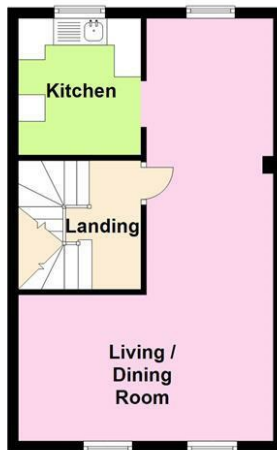
**Ground Floor**

Approx. 35.9 sq. metres (386.7 sq. feet)



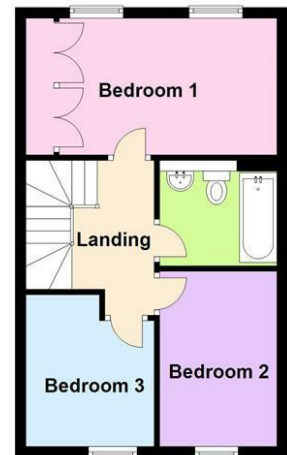
**First Floor**

Approx. 38.3 sq. metres (412.3 sq. feet)



**Second Floor**

Approx. 37.5 sq. metres (403.8 sq. feet)



Total area: approx. 111.7 sq. metres (1202.8 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**

Solid wood painted front door with upper glass panels, natural stone tiled floor, cream emulsion painted walls, radiator in wooden cover, coving, ceiling light fitting, under stairs storage cupboards.

**Ground Floor WC**

Stone tiled flooring, green emulsion painted walls, low level WC, wall mounted hand basin, extractor fan, ceiling light fitting.

**Utility Room**

6'7 x 4'8 (2.01m x 1.42m)

White painted panelled door, tile effect vinyl flooring, wall mounted butler sink, gas boiler, UPVC double glazed window.

**Study/Bedroom 4**

8'2 x 8'0 (2.49m x 2.44m)

Wood laminate flooring, cream emulsion painted walls with one wall papered feature wall, UPVC double glazed french doors to garden, ceiling light fitting, radiator.

**Integral Garage**

17'3 x 8'3 (5.26m x 2.51m)

Ceiling light fitting, metal up and over door, power sockets.

**Lounge Area**

15'2 x 9'4 (4.62m x 2.84m)

Wood laminate flooring, cream emulsion painted walls, coving, two UPVC double glazed windows, two ceiling spot lights, radiator with wooden box cover.

**Dining Area**

16'6 x 7'5 max (5.03m x 2.26m max)

Wood laminate flooring, cream emulsion painted walls, UPVC double glazed window with shutter, ceiling spots, radiator.

**Kitchen**

8'3 x 7'4 (2.51m x 2.24m)

A range of wooden fronted wall and base cabinets with black worktops, tiled flooring, twin circular sink and drainer cover, cooker with aluminium splash panel and extractor fan, integrated fridge/freezer, UPVC double glazed window, ceiling light fitting.

**Master Bedroom**

13'4 to front of built in wardrobes x 8'4 (4.06m to front of built in wardrobes x 2.54m)

White panelled door, a range of built in wardrobes with wooden doors, wood laminate flooring, neutral emulsion painted walls, two UPVC double glazed windows with shutters, two radiators in wooden box covers.

**Bedroom 2**

10'7 x 7'1 (3.23m x 2.16m)

White panelled door, wood laminate flooring, neutral emulsion painted walls, UPVC double glazed window with shutters, ceiling light fitting, radiator.

**Bedroom 3**

9'4 max x 7'9 max (2.84m max x 2.36m max)

white panelled door, wood laminate flooring, neutral emulsion walls, UPVC double glazed window with shutter, loft access, ceiling light fitting, radiator.

**Bathroom**

7'1 x 6'3 (2.16m x 1.91m)

Natural stone tiled floor and bath panel, wall mounted basin and half pedestal, low level WC, white bath with mixer tap and wall integrated shower mixer with shower hose and wall slider fixing, glass shower screen, part tiled walls, two mirrored bathroom cabinets, chrome heated towel rail, spot lights..

**Outside**

To the front is a driveway for one car and a lawned area with planted tree. There is additional unrestricted parking in the cul-de-sac.

To the rear is a garden extending to approximately 40ft with a large two level decked area with modern lighting system and remote controlled electric retractable canopy, a small lawned area, fenced boundaries, mature hedging to one boundary, 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.