



homezone

£800,000 Freehold

6 Beck River Park

Beckenham, BR3 1HT

- CHAIN FREE
- SIMPLY BREATHTAKING PROPERTY
- FOUR DOUBLE BEDROOMS
- TWO ULTRA MODERN BATHROOMS
- HUGE 31FT OPEN PLAN LIVING/DINING
- STUNNING MODERN GREY KITCHEN SUTIE
- PRIVATE ROAD DEVELOPMENT
- JUST YARDS FROM HIGH ST & BECK JUNCTION
- SOUTH WEST FACING GARDEN
- PRIVATE GARAGE EN BLOC



Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH
Tel: 020 3794 7545 Email: beckenham@homezone.co.uk
Web: www.homezone.co.uk





Arguably one of the finest professional refurbishments that we have seen, creating the perfect dream home and offered for sale CHAIN FREE.

A beautiful mid-terrace 1960's award winning architecturally designed four double bedroom home, located very centrally between Beckenham Junction rail/tram station and Beckenham High Street, forming part of a private development of just 11 similar homes.

Internally, the property comprises entrance hall, spacious ground floor WC, a simply stunning grey kitchen suite with separate utility room, a huge open plan 31ft living and dining room with gallery opening to ceiling and a large skylight to the roof which pours natural light into the glass barriered landing and down into the dining area, wide plank oak engineered flooring and full width bi-folding doors opening onto the 40ft secluded and well presented garden.

To the first floor is the large square landing with opening down to dining area and full toughened glass balustrading, four spacious and modern finished double bedrooms with grey thick pile carpet and white emulsion painted walls, a beautiful fully designed tiled bathroom suite with shower over bath, wall hung vanity unit with top mounted wash basin and all tap and shower fittings being integrated into the walls, and a further ensuite shower room to master bedroom with fully tiled walls in a marble effect tile, large walk-in shower with glass floor-to-ceiling screen, wall mounted vanity unit and wall integrated tap and shower fittings.

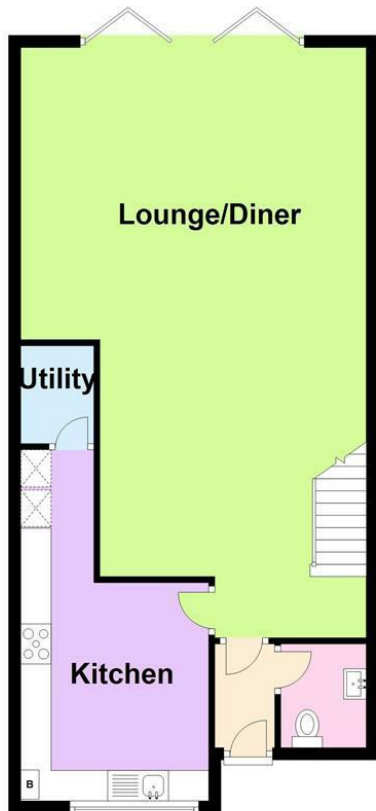
To the rear is a beautiful secluded 40ft garden with large grey stone paved patio and a perfect lawn, together with mature hedging to all sides providing much seclusion. This property also benefits from a private garage en bloc with power and lighting.

Beckenham Junction station is just a couple of minutes walk from the property, as is Beckenham High Street, and there are good public transport links also close by.



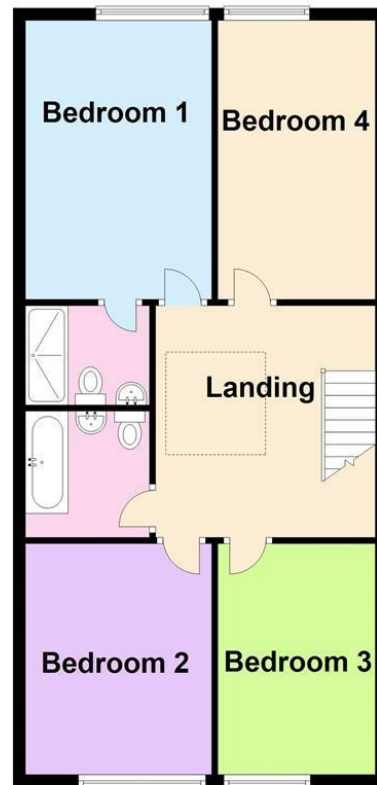
Ground Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.0 sq. feet)



Total area: approx. 139.6 sq. metres (1502.3 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

Double glazed multi-point locking front door, grey wood effect herringbone style ceramic floor tile, white emulsion painted walls, under floor heating control panel, radiator, spot light.

Ground Floor WC

5'6 x 4'7 (1.68m x 1.40m)

Solid wood modern door, grey wood effect herringbone style ceramic floor tile, under floor heating, modern WC, wall mounted modern white vanity unit with top mounted wash basin and wall integrated tap system, large modern circular illuminated wall mirror, one fully mirrored wall, double glazed high level window, one feature tiled wall in a white tile and remainder of room painted in white emulsion, spot lights.

Open Plan Living & Dining Room

31'7 max x 18'10 max (reducing to 14'0) (9.63m max x 5.74m max (reducing to 4.27m))

Wide plank engineered Oak wood flooring, white emulsion paint to walls, beautiful solid wood bespoke modern stair case with glass panel balustrade, opening to ceiling in dining area to first floor square landing and large skylight to roof, spot lights, wired sound system, individual central suspended ceiling light fitting, large bi-folding doors to rear of living area opening fully to rear garden patio, nest heating control system, two large radiators.

Kitchen

10'3 x 11'3 (18'11 to utility room recess) (3.12m x 3.43m (5.77m to utility room recess))

Modern solid wood door, large grey floor tile, ultra modern matt grey finish kitchen suite with marble effect quartz style solid counter tops, individually designed to have full equal height doors and clever internal drawer systems and corner storage, under mounted sink and modern mixer tap, mirrored splash back, integrated dish washer, full height integrated fridge and further full height integrated freezer, high level integrated microwave, under counter lighting, Bosch 5 ring induction hob, two built in electric ovens side by side, tall wall radiator, double glazed window, under floor heating, spot lights, solid wood modern door to:

Utility Room

5'0 x 4'7 (1.52m x 1.40m)

Large grey floor tile, bespoke built storage system with stacked washing machine and tumble dryer, automatic movement sensing entry spot light, radiator.

Landing

12'2 x 11'6 (3.71m x 3.51m)

The solid wood stair case rises to a thick pile light grey carpeted landing, with the galleried opening to ground floor flanked by toughened glass barrier to three sides and a further glass barrier to the rising staircase, large skylight to roof pouring natural light into the landing and dining area below, spot lights to ceiling.

Master Bedroom

15'0 max x 10'3 (4.57m max x 3.12m)

Modern solid wood door, thick pile light grey carpet, white emulsion painted walls, double glazed window, spot lights to ceiling, radiator.

Master Ensuite Shower Room

7'0 x 4'10 (2.13m x 1.47m)

Modern solid wood door, marble effect ceramic tile to floor and all walls, large walk-in shower with glass screen/wall, modern black wall integrated shower controls and outlets, concealed cistern WC, modern gloss white wall hung vanity storage unit with top mounted wash basin and wall integrated tap system, black heated towel rail, spot lights to ceiling, "Icon" opening/closing vent extractor fan, modern circular illuminated wall mirror.

Bedroom 2

15'10 max x 8'4 (4.83m max x 2.54m)

Modern solid wood door, thick pile light grey carpet, white emulsion painted walls, double glazed window, spot lights to ceiling, radiator.

Bedroom 3

12'6 max x 10'3 (3.81m max x 3.12m)

Modern solid wood door, thick pile light grey carpet, white emulsion painted walls, double glazed window, spot lights to ceiling, radiator.

Bedroom 4

12'5 max x 8'4 (3.78m max x 2.54m)

Modern solid wood door, thick pile light grey carpet, white emulsion painted walls, double glazed window, spot lights to ceiling, radiator.

Family Bathroom

6'11 x 6'3 (2.11m x 1.91m)

Modern solid wood door, large beige colour ceramic floor tile, with matching colour wall tile to three walls, with a feature wood effect tile to the end wall behind bath, modern white bath with shower and glass shower screen and wall integrated shower controls and outlet, wood effect wall hung vanity unit with top mounted wash basin and wall integrated tap system, concealed cistern WC, black heated towel rail, spot lights, "Icon" opening/closing vent extractor fan.

Rear Garden

The south west facing rear garden has been beautifully and simply landscaped with a spacious grey large stone patio, and meticulous lawn and some elegant mature bushes and hedging to both sides and rear, providing much privacy. There is also a gate to the rear of the garden which is discreetly hidden away to the corner, providing rear access to the garden via a communal rear pathway which flanks an attractive natural water way.

Garage

This property benefits from a private garage en bloc with metal up and over door, together with power and lighting internally.

Maintenance Charge

This is a private development and there is a residents committee that organise grounds maintenance and buildings insurance for the development, for which each residents contributes £100 per month.

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.