



homezone

£499,950 Freehold

2 Dunbar Avenue

Beckenham, BR3 3RQ

- CHAIN FREE SALE
- ATTRACTIVE 3 BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- THREE GENEROUS BEDROOMS
- MODERN FITTED INTEGRATED KITCHEN
- SPACIOUS BATHROOM / SEPARATE WC
- ATTRACTIVE LOW MAINTENANCE GARDEN
- LARGE BLOCK PAVED DRIVEWAY
- ATTACHED GARAGE TO SIDE
- CLOSE TO LOCAL AMENITIES & TRANSPORT



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CHAIN FREE SALE

Located in a quiet residential street close to local amenities is this attractive three bedroom end of terrace family home presented in good order throughout.

Internally, the property comprises spacious entrance hall, attractive lounge and dining room, recently installed integrated cream colour kitchen suite, three generous bedrooms, a spacious bathroom and a separate WC.

To the front is a wide plot with lawned area, walled front and side boundaries and a modern block paved driveway that can accommodate three cars, together with a single attached garage to the side of the house. The rear garden is small to medium in size, triangular shaped with low maintenance gravelled area and some plates to sides, with 6ft fenced boundaries to all sides and with a further triangular garden area behind the garage.

Elmers end station and tram stop is just a short walk away, there are popular shops and restaurants very close by, Beckenham town centre is approximately 10-15 minutes walk away and there are good local schools including Marion Vian and Balgowan, together with the upcoming Eden Park High School close by.

This is an attractive family home priced sensibly and an internal viewing is highly recommended.



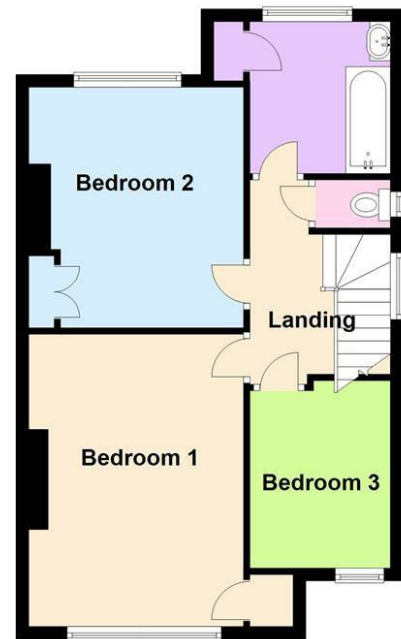
Ground Floor

Approx. 65.1 sq. metres (700.6 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.1 sq. feet)



Total area: approx. 114.7 sq. metres (1234.7 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

Enclosed UPVC double glazed porch with sliding entry door, lighting, UPVC double glazed front door into hallway, wood laminate flooring, emulsion painted walls with white wood panelling, double radiator, wall mirror, coving, ceiling light fitting, under stairs cupboard.

Lounge

14'6 into bay x 12'0 max into recesses (4.42m into bay x 3.66m max into recesses)
Neutral colour carpet, neutral emulsion painted walls, UPVC double glazed windows, ornamental wood and tiled fireplace surround with solid fuel effect gas fire, double radiator, ceiling light fitting.

Dining Room

12'0 x 11'0 max into recess (3.66m x 3.35m max into recess)
Neutral colour carpet, white painted wood panelled door, neutral emulsion painted walls, double radiator, UPVC double glazed french doors opening to garden, coving, serving hatch to kitchen, ceiling light fitting.

Kitchen

10'5 x 6'10 plus range cooker recess (3.18m x 2.08m plus range cooker recess)
Wood laminate flooring, light blue emulsion painted walls, range of modern cream colour shaker style kitchen cabinets, black counter tops, integrated washing machine and integrated fridge freezer, UPVC double glazed door to garden, ceiling light fitting.

Master Bedroom

14'4 x 11'0 max into recess (4.37m x 3.35m max into recess)
White painted wood panelled door, neutral colour carpet, neutral emulsion painted walls, UPVC double glazed window, built in cupboard, ceiling light fitting, double radiator.

Bedroom 2

12'0 x 11'0 max into recesses (3.66m x 3.35m max into recesses)
White painted wood panelled door, cream colour carpet, cream emulsion painted walls, built in wardrobe, UPVC double glazed window, radiator, ceiling light fitting.

Bedroom 3

9'9 max x 7'0 (2.97m max x 2.13m)
White painted wood panelled door, cream colour carpet, cream emulsion painted walls, UPVC double glazed window, radiator, ceiling light fitting.

Bathroom

7'8 x 6'11 (2.34m x 2.11m)
White painted wood panelled door, light colour vinyl flooring, tiled walls, white bath with electric shower over, dark wood vanity unit with integrated wash basin, built in cupboard, radiator, ceiling light fitting, UPVC obscured glass double glazed window.

Separate WC

White painted panelled door, wood effect vinyl flooring, neutral emulsion painted walls, white low level WC, small UPVC obscured glass double glazed window.

Garage

16'7 x 8'0 (5.05m x 2.44m)
Double black painted wooden entry doors, garage attached to side of house, door to rear, lighting, concrete floor.

Front & Rear Gardens

To the front is a walled boundary, a lawned section of front garden and a modern block paved driveway that can accommodate three cars.

To the rear is a small courtyard garden with rose border to one side. The rear garden is triangular shaped, extending to approximately 35ft max and with a 6ft fenced boundary to all sides. There is also a further small garden area to the rear of the garage.

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.