



homezone

**Offers In Excess of
£650,000 Freehold**

85 Birkbeck Road

Beckenham, BR3 4SW

- CHARMING VICTORIAN THREE BEDROOM END OF TERRACE
- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- GAS CENTRAL HEATING WITH 'MEGAFLOW' SYSTEM & DOUBLE GLAZING
- SOUTH-EAST FACING, LOW MAINTENANCE GARDEN
- OUTBUILDING WITH WORKING W.C.
- OFF STREET PARKING
- 8 MINUTES WALK TO KENT HOUSE & CLOCK HOUSE RAILWAY STATION
- NEAREST PRIMARY SCHOOLS: CHURCHFIELDS & STEWART FLEMING



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Charming Victorian three-bedroom end of terrace family home ripe for a contemporary makeover. On the ground floor is a welcoming, cosy living room with fireplace, coving and picture rails, a separate reception room (currently being used as a bedroom) with an en-suite shower room. The open-plan kitchen/diner is bright and airy with access to the garden.

Upstairs, the main bedroom is situated at the front of the house and benefits from twin double glazed windows, and built-in wardrobes. The other two bedrooms also benefit from double glazing and the sloping ceiling of the third bedroom adds an extra dose of charm and cosiness to the room. The family bathroom is modern and well-appointed with a bath and separate shower cubicle.

The delightful south-east facing garden has been lovingly cultivated and is ideal for entertaining; arranged on two levels, it features a highly practical outbuilding with W.C., useful when socialising with friends or when gardening, and is particularly desirable for families with young children or teenagers!

To the front, a paved driveway provides essential off-street parking.

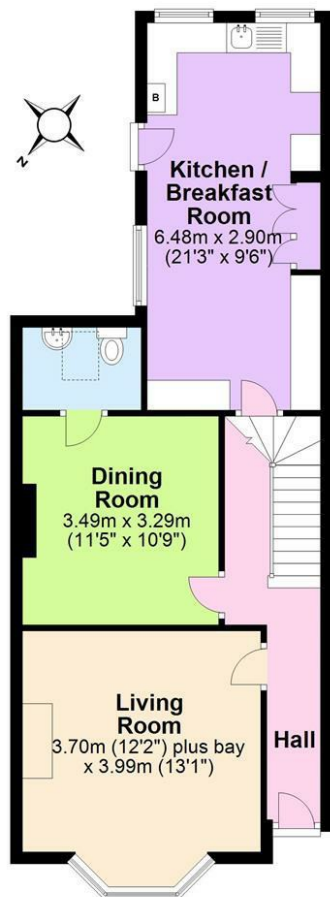
Location wise you are perfectly situated for Clock House and Kent House Railway Stations as well as Avenue Road Tram Stop. Popular local schools include Harris Kent House, Alexandra Infants' School, Stewart Fleming Pioneer Academy, and Churchfields Primary School. Local amenities include the popular Tapas restaurant El Molinos and the Craft Brewery. Leisure facilities at The Spa in Beckenham and Beckenham High Street are 12 and 17 minutes walk away respectively, or a short bus ride away.

Early viewing is highly recommended.



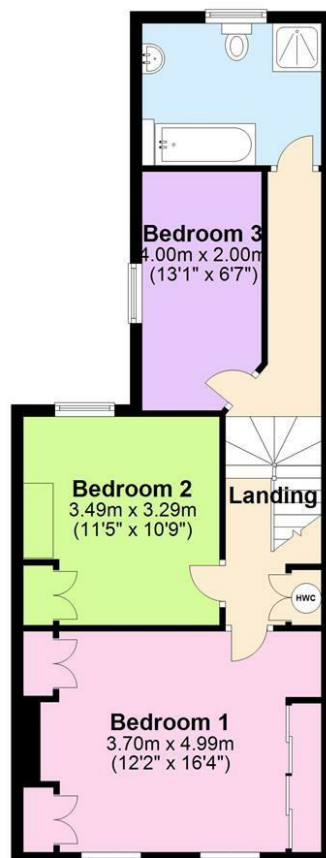
Ground Floor

Approx. 58.3 sq. metres (627.9 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.9 sq. feet)



Total area: approx. 114.4 sq. metres (1231.9 sq. feet)

Entrance Hall

Composite glazed front door, textured papered walls, understairs cupboard housing gas meter, high-level wall mounted electric meter, radiator, laminate flooring, coving, ceiling light fitting, stairs to first floor.

Living Room

uPVC double glazed windows to front bay, fireplace with wood surround, tiled hearth, and gas fire, textured papered walls, dado rail, double radiator, coving, ceiling fan with light, fitted carpet.

Study/Dining Room

Currently in use as a bedroom. Radiator, textured papered walls, radiator, fitted carpet, ceiling light fitting. Opaque glazed door to:-

En-Suite Shower Room (Wet Room)

Velux window, uPVC double glazed opaque window to rear, white suite comprising wall mounted wash hand basin, low-level W.C. Mira shower, tiled walls, tiled floor, radiator, recessed downlights, extractor fan, textured ceiling.

Kitchen/Breakfast Room

Painted panelled door, uPVC double glazed window to side, twin uPVC glazed windows to rear, part glazed door to side with integral cat flap, cream wall and base units incorporating stainless steel sink and drainer with chrome mixer tap, Travertine effect laminated worktops, space for cooker with extractor hood over, space and plumbing for washing machine, space for fridge freezer, Potterton boiler, ceiling light fitting in dining area ceiling and recessed downlights in the tongue and groove panelled kitchen ceiling, wood effect laminate flooring.

Landing

Airing cupboard housing 'Megaflo' hot water cylinder, textured papered walls, two ceiling light fittings, hatch to loft, fitted carpet.

Bedroom 1

Painted door, twin uPVC double glazed windows to front, built-in wardrobes either side of chimney breast, fitted wardrobes along opposite wall with sliding mirrored doors, two radiators, ceiling rose, ceiling light fitting, fitted carpet.

Bedroom 2

Painted wooden door, uPVC double glazed window to rear, built-in wardrobe, ceiling light fitting, fitted carpet.

Bedroom 3

White panelled door, uPVC double glazed window to side, radiator, sloping ceiling with light fitting, fitted carpet.

Bathroom

Opaque glazed door, uPVC opaque double glazed window to rear, white suite comprising wall mounted sink with vanity unit and fitted mirror and downlights over, shelved alcoves with recessed downlights either side of sink, low-level W.C., tiled, panelled white enamel bath with chrome mixer tap and handheld shower spray, enclosed tiled shower cubicle with 'Rainfall' showerhead, chrome ladder radiator, part tiled and part painted walls, recessed downlights, tiled floor.

Outside

Front: Driveway with mature shrub border.
Rear: Attractive, 62' south-east facing courtyard-style garden, paved with mature shrub and flower borders, including a magnificent mature Camelia. Steps lead up to a further terrace with garden shed. Outbuilding with working W.C with ceiling light and covered area with shelving for garden tools. Outside tap. Side access with gate to front.

Additional Information

Council Tax Band: D

EPC Rating: 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.