



homezone

£620,000 Freehold

10 Priory Close

Beckenham, BR3 4DH

- THREE BEDROOM 1930'S SEMI DETACHED HOUSE
- LOCATED IN A POPULAR QUIET RESIDENTIAL CLOSE
- TWO SPACIOUS RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- ORIGINAL FEATURES, DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- SOUTH EAST FACING GARDEN
- LARGE DETACHED GARAGE/WORKSHOP
- DRIVEWAY FOR TWO VEHICLES
- IDEALLY LOCATED FOR BALGOWAN AND MARIAN VIAN PRIMARY SCHOOLS AND EDEN PARK HIGH SCHOOL
- ELMERS END AND CLOCK HOUSE RAILWAY STATIONS APPROXIMATELY 1/2 MILE AWAY



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Situated in a popular, quiet, residential close is this beautifully presented, three bedroom, 1930's semi-detached family house. The property boasts two spacious reception rooms, a contemporary fitted kitchen, downstairs cloakroom and offers an abundance of benefits including multi-fuel/woodburner in the lounge, original features, double glazing and gas central heating.

To the first floor are three generous sized bedrooms, two with the benefit of air conditioning, a family bathroom with modern white bathroom suite and power shower, and separate WC.

Outside to the front, a brick paved/gravel driveway offers parking for several vehicles; to the rear, a delightful, easily maintained, south east facing garden featuring a decked terrace, ideal for al Fresco dining. At the rear of the garden is a large garage that doubles as a workshop.

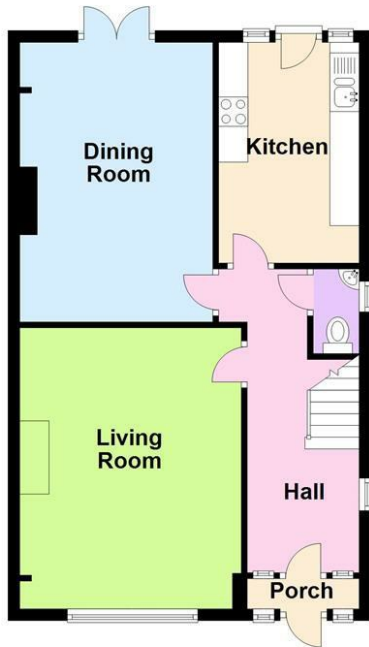
Ideally located for Balgowan and Marian Vian primary schools and Eden Park High School. Clock House, Elmers End railway stations and Beckenham town centre are all approximately half a mile away. The property is well served by popular local shops and restaurants.

An early viewing of this attractive family home is highly recommended.



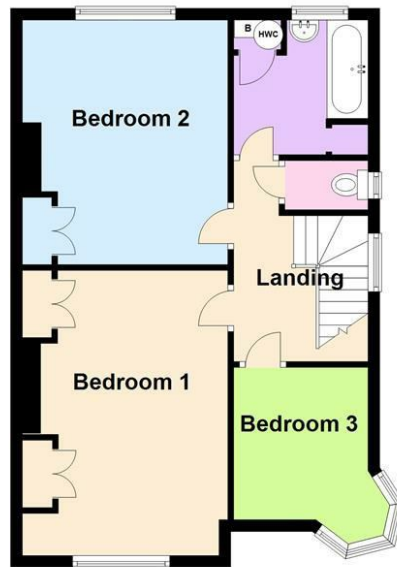
Ground Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.3 sq. feet)



Outbuilding

Approx. 24.2 sq. metres (260.0 sq. feet)



Total area: approx. 133.3 sq. metres (1434.3 sq. feet)

Entrance Porch

uPVC double glazed windows and door.

Entrance Hall

Original solid wood painted panelled front door with leaded obscure glass panels with matching sidelights and fanlights. Feature leaded light porthole window to side, painted wooden battened wall with plate rail, radiator with cabinet, under-stairs cupboard housing gas and electric meters and fuse-box, oak flooring, ceiling light, door to:-

Cloakroom

Solid wood painted panelled door, uPVC frosted glazed window to side, white suite comprising low level wc, corner wall mounted wash hand basin with chrome mixer tap, part tiled walls, oak flooring, ceiling light fitting.

Lounge

15'8" x 12'3" max recesses (4.78m x 3.73m max recesses)
Solid wood painted panelled door, uPVC double glazed 'tilt and turn' windows to front. Multi Fuel/Woodburning stove with slate hearth, radiator, telephone point, media point, picture rail, wall light points to recesses, coving, ceiling light fitting, fitted carpet.

Dining Room

15'7" x 10'8" max recesses (4.75m x 3.25m max recesses)
Solid wood painted panelled door, fireplace opening, uPVC double glazed french doors to rear, radiator with cabinet, picture rail, coving, ceiling light fitting, oak flooring.

Kitchen

12'5" x 7'7" (3.78m x 2.31m)
Solid wood painted panelled door, uPVC double glazed 'stable' door to rear uPVC double glazed frosted window to rear with additional uPVC double glazed window to rear, contemporary cream gloss range of wall and base units, double bowl composite sink and drainer with chrome mixer tap and detachable hand held spray, black granite worktops, De Dietrich double oven, De Dietrich induction hob with Elica extractor fan, glass splashbacks to sink and hob areas, partly tiled walls, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, ceramic tiled floor, downlights.

Landing

uPVC double glazed leaded frosted window to side, handrails, trap to loft (loft insulated and boarded), ceiling light fitting, fitted carpet.

Bedroom 1

15'7" x 11'1" max recesses (4.75m x 3.38m max recesses)
Solid wood painted panelled door, uPVC double glazed 'tilt and turn' windows to front, fitted wardrobes along one wall providing hanging and shelved storage, fitted glass shelving to chimney breast, air conditioning unit, picture rail, two ceiling light fittings, fitted carpet.

Bedroom 2

13'7" x 11'2" max recesses (4.14m x 3.40m max recesses)
Solid wood painted panelled door, uPVC double glazed windows to rear, fitted wardrobe and cupboard to chimney breast, feature wallpapered wall, radiator, air conditioning unit, telephone point, coving, ceiling light fitting, fitted carpet.

Bedroom 3

8'4" x 7'5" (2.54m x 2.26m)
Solid wood painted panelled door, uPVC double glazed 'tilt and turn' Oriel window, radiator, pine effect laminate wood flooring, picture rail, air vent, coving, ceiling light fitting.

Bathroom

7'4" x 7'3" (2.24m x 2.21m)
Solid wood painted panelled door, uPVC double glazed frosted 'tilt and turn' window to rear, white suite comprising double ended panelled bath with chrome taps to centre and Mira power shower over, folding glass/aluminium shower screen, white tiled walls with feature coloured glass mosaics, chrome heated towel rail, airing cupboard housing hot water tank, immersion heater, shower pump and Potterton Promax SL boiler, built-in pull-out storage cupboard, silver grey vinyl flooring, coving, downlights.

Separate WC

Solid wood painted panelled door, uPVC double glazed frosted window to side, white low level wc, ceiling light fitting, vinyl flooring.

Outside

To the front is a part brick block paved/part gravel driveway providing parking for several vehicles, low level brick wall and fence to side. The rear south east facing garden stretches to approximately 40ft and has a decked terraced area, an artificial lawn, border with ornamental stone chippings, several mature shrubs and a paved path leading to the garage.

Garage/Workshop

21'1" x 14' narrowing to 11'9" (6.43m x 4.27m narrowing to 3.58m)
uPVC part leaded glazed door to garden, uPVC double glazed window overlooking garden, light and power, space for appliances, shelving, concrete floor, electric roller door giving vehicular access to rear.

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.