



homezone

Offers In Excess of
£515,000 Freehold

16 Crossways Road

Beckenham, BR3 3JP

- 3 BEDROOM SEMI-DETACHED
- CHALET STYLE 1930'S HOME
- TWO LARGE RECEPTION ROOMS
- TWO LARGE DOUBLE BEDROOMS
- GOOD SIZED 3RD BEDROOM
- LARGE REAR GARDEN WITH GARAGE
- WELL PRESENTED THROUGHOUT
- EASY ACCESS TO BECKENHAM TOWN
- PUBLIC TRANSPORT CLOSE BY
- CLOSE TO GOOD SCHOOLS



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A beautiful three bedroom semi-detached chalet style home positioned in a highly popular location overlooking Wellhouse Park and being within easy reach of Beckenham town centre.

The property comprises spacious entrance hall, a huge living room, spacious dining room, well proportioned modern fitted kitchen, ground floor bathroom and separate WC and two large double bedrooms to the first floor with walk-in access to the large eaves storage and significant potential for extension subject to the usual consents.

To the front is a spacious lawned garden with side access to the rear garden. The rear garden stretches to approximately 70-80ft and is a wide plot, laid mainly to lawn and with the added benefit of a detached garage to the rear.

Local schools include Marion Vian, Balgowan and Unicorn, and the property is also close to the Langley Schools.

This is an attractive and spacious three bedroom family home.



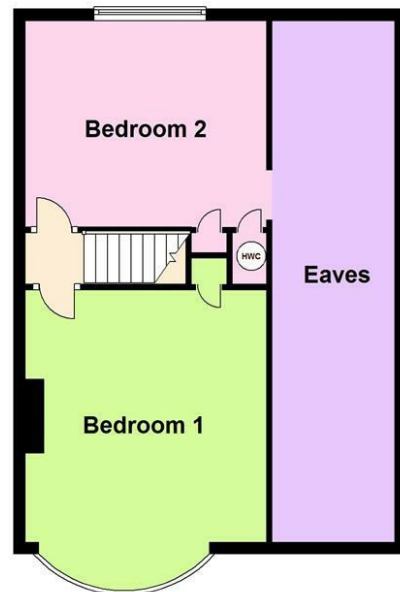
Ground Floor

Approx. 70.7 sq. metres (761.3 sq. feet)



First Floor

Approx. 55.9 sq. metres (601.9 sq. feet)



Total area: approx. 126.6 sq. metres (1363.1 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

UPVC double glazed front door with double glazed flank windows, wood laminate flooring, wallpapered walls, coving, radiator, ceiling light fitting.

Kitchen

11'0 x 9'0 (3.35m x 2.74m)

Black and white floor tiles, gloss white door and drawer fronts to a range of kitchen cabinets with contrasting grey worktops and black/grey splash back tiling, gas boiler, UPVC double glazed window to rear, stable style external door to side access.

Lounge

16'11 max x 12'1 (5.16m max x 3.68m)

Wood and glass panelled entry door, wood laminate flooring, wallpapered walls, UPVC double glazed windows, gas fire with attractive wooden fire place surround and tiled hearth, double radiator, ceiling light fitting, leaded oval shape port hole window.

Dining Room

11'3 x 12'2 max into chimney breast recess (3.43m x 3.71m max into chimney breast recess)

Opening to lounge, under stairs storage cupboard containing meter and fuse board, radiator, aluminium framed double glazed french doors and flank windows, ceiling light fitting.

Bedroom 3

9'9 x 8'6 (2.97m x 2.59m)

Solid wood panelled door, wood laminate flooring, wallpapered walls, UPVC double glazed Oriel window, radiator, ceiling light fitting.

Bathroom

8'0 x 5'0 (2.44m x 1.52m)

white panelled door, tiled flooring, white bath, hand basin & pedestal small radiator, extractor fan, obscured UPVC double glazed window, ceiling light fitting.

Separate WC

White panelled door, tiled flooring, wallpapered walls, low level WC, UPVC obscured glass double glazed window.

Bedroom 1

13'11 max into bay x 13'5 max into chimney breast (4.24m max into bay x 4.09m max into chimney breast)

White painted panelled door, wood laminate flooring, wallpapered walls, UPVC double glazed bay windows, storage cupboard, radiator, ceiling light fitting.

Bedroom 2

13'5 max into chimney breast recess x 11'3 (4.09m max into chimney breast recess x 3.43m)

White painted panelled door, wood laminate flooring, wallpapered walls, double radiator, UPVC double glazed window, vanity cupboard with hand basin, ceiling light fitting, door access to large eaves storage area.

Outside

To the front is a spacious lawned garden with paved footpath leading to the front door and a slate chipping area to the side. The front door is to the side of the home and there is a wide access through a gate to the rear garden.

The rear garden is approximately 70-80ft and a wide plot, with a paved patio off the dining room, mainly laid to lawn with some mature trees and shrubs and fenced boundaries, and there is a detached garage to the rear of the garden which is accessed via a shared driveway to the 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.