



homezone

Offers In Excess of  
£450,000 Freehold

259 Clock House Road

Beckenham, BR3 4LE

- THREE BEDROOM 1930'S HOME
- FOR SALE CHAIN FREE
- REQUIRING COMPLETE MODERNISATION
- TWO GOOD SIZED RECEPTIONS
- 75FT SPACIOUS REAR GARDEN
- BACKING ALLOTMENTS
- REAR ACCESS ROAD
- CLOSE TO ELMERS END TRAIN/TRAM
- CLOSE TO LOCAL AMENITIES
- CLOSE TO MARIAN VIAN/BALGOWAN SCHOOLS



### Homezone Property Services - Beckenham

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Requiring complete modernisation throughout is this attractive mid-terraced three bedroom, two reception family home positioned in a highly desirable road within close proximity to good local schools including Marian Vian and Balgowan primary schools and the upcoming Eden Park High School.

Internally, the property offers a spacious entrance hall, two good sized receptions, a good sized kitchen, two spacious double bedrooms, a generous third bedroom and good sized family bathroom.

To the front is an attractive garden with an evergreen tree to the centre and a walled boundary. The rear garden stretches to 75-80ft, is currently overgrown and requiring clearing, but has a beautiful large Magnolia tree towards the end which is currently in full bloom. There is an old green house to the rear, and a gate that leads out to a rear access road for residents of this terrace of homes. Opposite the end of the garden is a small allotment, which provides an attractive green outlook to the rear of the home.

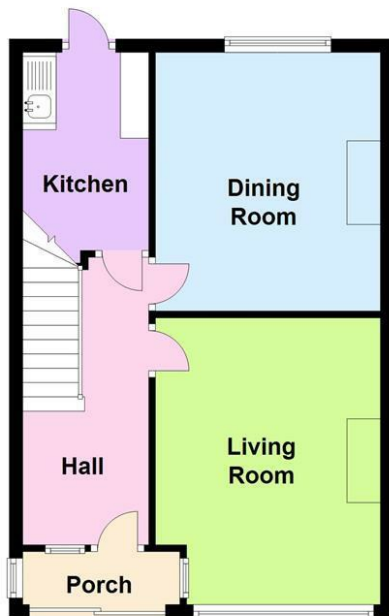
This is an attractive home waiting to be restored to it's former glory.

OFFERED FOR SALE CHAIN FREE.



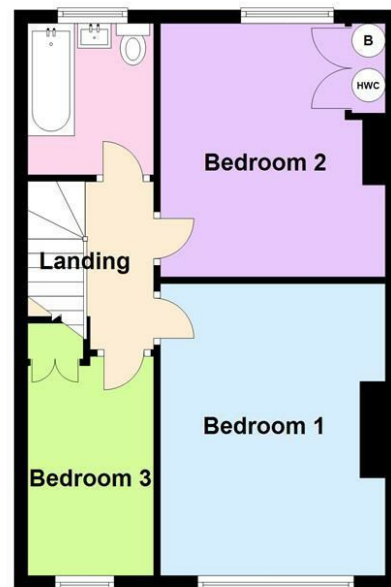
### Ground Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



Total area: approx. 88.1 sq. metres (948.7 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**

Solid wood painted front door with glass panels to top, single glazed side window, carpet to floor, wallpapered walls, radiator, ceiling light fitting, under stairs cupboard.

**Lounge**

13'10 max x 11'00 max (4.22m max x 3.35m max)  
White painted solid wood panelled door, carpet to floor, wallpapered walls, stone fireplace surround with old style gas fire currently in place, double radiator, ceiling light fitting, aluminium framed single glazed windows with secondary glazing.

**Dining Room**

12'4 x 11'0 max (3.76m x 3.35m max)  
White painted solid wood panelled door, carpet to floor, wallpapered walls, stone fireplace surround, radiator, aluminium framed single glazed window to rear, ceiling light fitting.

**Kitchen**

9'9 max x 6'0 (2.97m max x 1.83m)  
Cork floor tiles, fully tiled walls, wooden kitchen cabinets, stainless steel sink and drainer unit, strip light to ceiling, aluminium single glazed back door and side window to garden.

**Master Bedroom**

13'10 x 11'0 max (4.22m x 3.35m max)  
White painted solid wood panelled door, cream emulsion painted walls, picture rail, exposed floorboards with old carpet loosely over, aluminium single glazed window with secondary glazing.

**Bedroom 2**

12'4 x 11'1 max (3.76m x 3.38m max)  
White painted solid wood panelled door, exposed floorboards, white emulsion painted walls, picture rail, built in cupboard to corner housing boiler and water tank, aluminium framed single glazed window, radiator, ceiling light fitting.

**Bedroom 3**

10'10 max x 6'0 (3.30m max x 1.83m)  
White painted solid wood panelled door, carpet to floor, wallpapered walls, picture rail, aluminium framed single glazed window, built in cupboard, ceiling light fitting.

**Bathroom**

7'3 x 5'10 (2.21m x 1.78m)  
White painted solid wood panelled door with obscured glass panel to top, fully tiled walls, green three piece bathroom suite comprising low level WC, pedestal wash basin and bath with shower mixer tap and shower over, aluminium single glazed window with obscured glass, secondary glazing, radiator, ceiling light fitting.

**Outside**

To the front is a footpath, walled front boundary, flowers and lawn area and a tall ever green tree to the centre of the garden.

The south-west facing rear garden stretches to approximately 75ft, is currently overgrown to most areas but boasts a beautiful mature magnolia tree currently in full bloom, an old greenhouse to the end, and a wrought iron gate that opens to a rear access way for this terrace of houses, opposite which is a allotment field.

**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.