



homezone

£625,000 Freehold

32 Pelham Road

Beckenham, BR3 4SG

- CHAIN FREE
- CHARMING VICTORIAN 3 BEDROOM TERRACED HOUSE
- OPEN PLAN LIVING ROOM
- CONTEMPORARY KITCHEN/BREAKFAST ROOM
- UPSTAIRS BATHROOM WITH ENCLOSED SHOWER CUBICLE
- FEATURE FIREPLACES & DOUBLE GLAZED SASH WINDOWS
- PRIVATE SECLUDED GARDEN
- GRAVEL DRIVEWAY PROVIDING OFF STREET PARKING
- IDEALLY LOCATED FOR CLOCK HOUSE, KENT HOUSE & BIRKBECK STATIONS
- CONVENIENT FOR STEWART FLEMING, CHURCHFIELDS & HARRIS ACADEMY PRIMARY SCHOOLS



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A charming Victorian terraced house with a beautiful original brick facade approached via a handsome chequered tiled pathway and located on a popular road in Beckenham.

On the ground floor you will find two reception rooms arranged as a through room with white plantation shutters fitted to the front bay and a generous sized kitchen/breakfast room featuring French doors leading to the garden. Upstairs are three double bedrooms, two with feature fireplaces and a contemporary family bathroom with 3 piece white bathroom suite and separate walk in shower cubicle.

Further highlights include many original features: cast iron fireplaces, corning, sash windows. The property also benefits from double glazing, gas fired central heating and fitted carpets in most rooms.

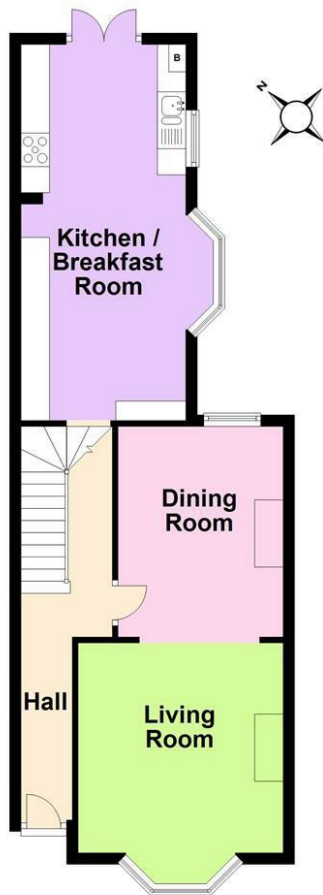
Pelham Road is conveniently placed for Clock House station, Kent House station and the Tramlink providing excellent links to London and sits within the catchment area for Stewart Fleming, Churchfields and Harris Academy primary schools. Local shops, restaurants and amenities are a short walk away.

An early viewing is highly recommended.



Ground Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



Total area: approx. 106.8 sq. metres (1149.9 sq. feet)

Entrance Porch

Tiled step.

Entrance Hall

Solid wood painted panelled door with stained glass panels, tongue and groove painted panelling to wall below dado rail, radiator, wall mounted cupboard housing electric meter, under-stairs cupboard housing gas meter, thermostat control, telephone point, ornate plaster corbels to ceiling, coving, engineered wood flooring, ceiling light fitting, carpeted stairs to first floor.

Living Room 14'8 into bay x 11'07 into recesses (4.47m into bay x 3.53m into recesses)

Solid wood painted panelled door, double glazed wooden sash windows to front bay with fitted plantation shutters, cast iron fireplace with Art Deco style tiled insert, slate hearth and wooden surround, radiator, shelved alcoves either side of chimney breast, fitted carpet, coving, ceiling light fitting.

Dining Room 10'10 x 9'5 (3.30m x 2.87m)

Wooden sash window to rear, radiator, shelved alcoves either side of chimney breast, cast iron fireplace with wooden surround and slate hearth, fitted carpet, coving, ceiling light fitting.

Kitchen 21'4 x 10'11 into bay narrowing to 9'04 (6.50m x 3.33m into bay narrowing to 2.84m)

Opening from hallway, double glazed wooden French doors to rear, wooden sash windows to side bay, range of contemporary cream base units, stainless steel double bowl sink and drainer with satin steel mixer tap, integrated dishwasher, space and plumbing for washing machine, electric oven, 5 ring gas hob with Neff extractor hood over, cream tiled splashbacks, space for fridge freezer, wooden 'butcher block' worktops, two ladder style radiators either side of bay, wall cupboard housing 'Exclusive Pro' boiler, grey stone effect ceramic tiled floor, recessed down-lights.

Split Level Landing

Hatch to loft, fitted carpet, two ceiling light fittings.

Bedroom 1 14'11 max into recesses x 11'11 (4.55m max into recesses x 3.63m)

Solid wood painted panelled door, twin wooden double glazed sash windows to front, cast iron fireplace with wooden surround and decorative tiled insert, radiator, painted wooden floorboards, coving, ceiling light fitting.

Bedroom 2 11'05 x 9'06 max into recesses (3.48m x 2.90m max into recesses)

Solid wood painted panelled door, wooden sash window to rear, cast iron fireplace with painted wood surround, radiator, fitted carpet, coving, ceiling light fitting.

Bedroom 3 9'07 x 9'05 (2.92m x 2.87m)

Solid wood painted panelled door, wooden sash window to rear, radiator, fitted carpet, ceiling light fitting.

Bathroom 11'01 x 6'04 (3.38m x 1.93m)

Solid wood painted panelled door, wooden opaque double glazed window to side, white suite comprising wash hand basin with chrome mixer tap and vanity unit, low level wc, panelled bath with chrome mixer tap and separate handspray, enclosed tiled shower cubicle with Aqualisa power shower and chrome spray shower head with slider rail, painted shelved alcove, vinyl flooring, chrome ladder radiator, extractor fan, recessed down-lights.

Outside

To the front of the property, an attractive period style chequered tiled pathway leads to the front entranceway. A classic gravel driveway provides off street parking for one car. At the rear is a private secluded garden with mature shrub borders and fenced boundaries extending to approximately 30' with a decked terrace and broad paved side return with an outside water supply and compact garden storage shed.

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.