



- EDWARDIAN 3 BEDROOM END OF TERRACE
- BALGOWAN PRIMARY SCHOOL CATCHMENT
- CONTEMPORARY OPEN PLAN KITCHEN/DINER
- DOUBLE GLAZING & GAS CENTRAL HEATING
 - SOUTH WEST FACING GARDEN
 - HIGH CEILINGS
 - ORIGINAL PLASTER COVING
- NEAREST STATIONS: CLOCK HOUSE (6 MINS WALK) & KENT HOUSE (15 MINS WALK)
- BECKENHAM HIGH STREET 10 MINUTES WALK
- CONVENIENT FOR CROYDON RECREATION GROUND



Homezone - Beckenham

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Hampden Avenue, Beckenham

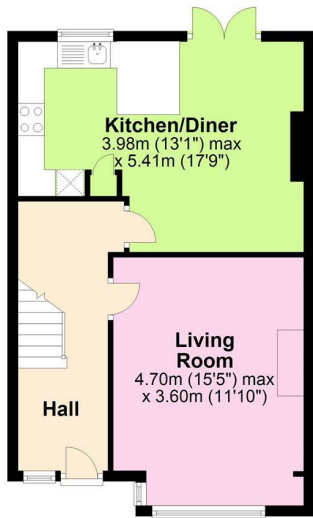
£699,950 Freehold





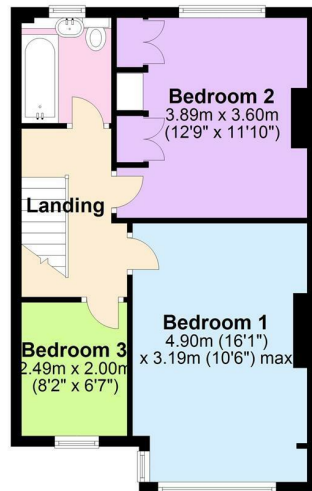
Ground Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



Total area: approx. 91.3 sq. metres (982.7 sq. feet)

Beautiful, well presented, late Edwardian 3 bedroom end of terrace family home in the sought-after Balgowan catchment area, a stone's throw from the school.

This delightful property benefits from an abundance of natural light which the current owners have capitalised on by fitting generous picture windows which have the added benefit of showcasing an unimpeded view of this charming tree-lined avenue.

Conveniently located for Clockhouse and Kent House railway stations and the ever popular Croydon Recreation Ground featuring the 'Bowie Bandstand'. Beckenham High Street is ten minutes' walk away with its excellent choice of independent shops, restaurants and cinema.

An early viewing is recommended to avoid disappointment.



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.