118 Greenview Avenue

Beckenham, BR3 3RU

£625,000 Freehold EPC: B

Maguire Baylis

Maguire Baylis are pleased to offer for sale this well presented three bedroom semi-detached property, located on a highly popular residential road, ideally located close to well regarded local schools including the Langley schools and Eden Park High School.

This impressive home provides well planned accommodation comprising: a welcoming entrance hallway with built-in storage, superb 28' through lounge; double glazed conservatory to rear; kitchen with a great range of modern white gloss wall and base units with built-in appliances. Upstairs, there are the three bedrooms - two double size rooms and a single bedroom, plus a modern shower room and separate WC.

Outside, there are attractive low maintenance gardens to the front and rear, the rear garden extending to approx 33' and providing a sunny easterly aspect. The frontage also provides off street parking. It is also worth noting that this property has solar panels installed, plus a solar battery, all of which contribute towards low running costs and an EPC rating of B.

Nearby transport links include Eden Park station with trains running to London Bridge, Cannon Street and Charing Cross. There are bus services close by in Upper Elmers End Road, along with an array of useful local shops. Beckenham town centre is also within a short distance providing further transport links and a great selection of independent shops, restaurants and amenities.

- WELL PRESENTED SEMI DETACHED 1930's HOUSE
- THREE BEDROOMS
- IMPRESSIVE 28' THROUGH LOUNGE
- FITTED KITCHEN WITH BUILT IN OVEN & HOB
- STYLISHLY APPOINTED SHOWER ROOM & SEPARATE WC
- DOUBLE GLAZED CONSERVATORY
- LOW MAINTENANCE GARDEN ** DRIVEWAY TO FRONT
- SOLAR PANELS ** HIGHLY EFFICIENT EPC RATING B
- QUIET & CONVENIENT RESIDENTIAL ROAD
- CLOSE TO STATIONS & HIGHLY REGARDED SCHOOLS

Greenview Av BR3

Internal Gross Area: 93.9 m^2... 1011 ft^2

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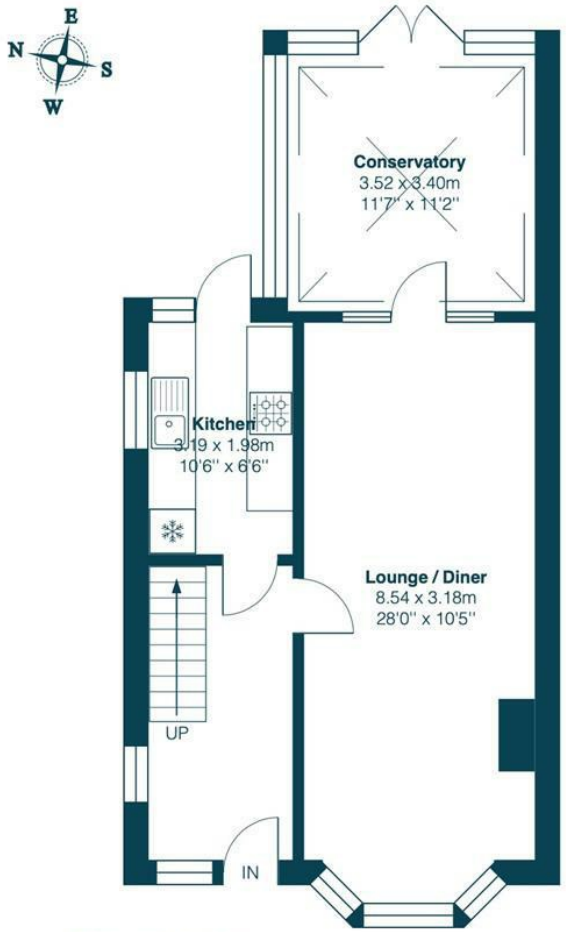
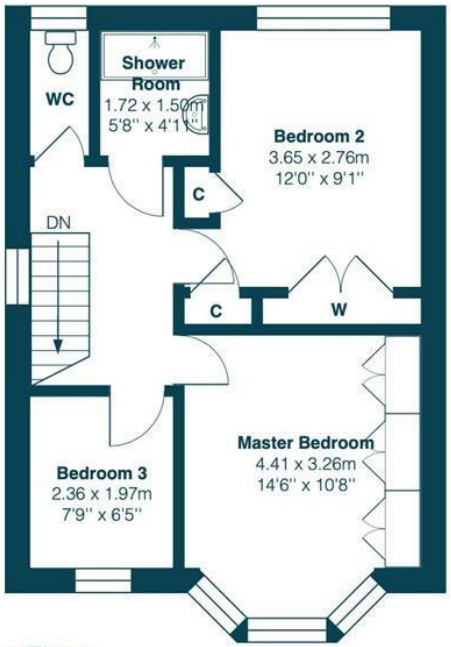


Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

ENTRANCE PORCH
Covered entrance porch, electric light.

HALLWAY
Double glazed window to side; radiator with fitted cover; built-in understairs storage cupboard also housing the solar battery.

THROUGH LOUNGE
28' x 10'5 (8.53m x 3.18m)
Double glazed bay window to front; feature fireplace with cast iron/tiled inset; radiator with fitted cover. Double glazed door to:

CONSERVATORY
11'7 x 11'2 (3.53m x 3.40m)
Double glazed windows to rear and side with French doors to rear; vaulted glass roof with solar film; vinyl floor tiles; fitted unit with space/plumbing for washing machine and tumble dryer.

KITCHEN
10'6 x 6'6 (3.20m x 1.98m)
Double glazed window to side; glazed door to rear; fitted with a comprehensive range of white gloss wall and base units with worktops to two walls; built-in gas hob with extractor hood over; electric oven; inset enamelled sink unit; part tiled walls; cupboard housing gas boiler.

LANDING
Double glazed window to side; picture rails; access to loft (loft with loft ladder, part boarded and light).

BEDROOM 1
14'6 x 10'8 (4.42m x 3.25m)
Double glazed bay window to front; fitted mirror fronted wardrobes to one wall; picture rails; radiator.

BEDROOM 2
12' x 9'1 (3.66m x 2.77m)
Double glazed window to rear; picture rails; radiator; range of built-in wardrobes to one wall plus built-in cupboard housing hot water cylinder.

BEDROOM 3
7'9 x '6'5 (2.36m x '1.96m)
Double glazed window to front; radiator.

SHOWER ROOM
Fitted with a modern and stylishly appointed suite comprising walk in shower enclosure with ceiling mounted rain shower head and separate shower hose; fitted wash basin with vanity storage under; fully tiled walls and flooring; heated towel rail.

SEPARATE WC
Double glazed window to rear; concealed cistern WC; tiled flooring.

GARDEN
approx 33' x 22' (approx 10.06m x 6.71m)
Enjoying a sunny easterly aspect; main area of artificial lawn; paved patio and sideway; outside water taps.

PARKING
Driveway to front allowing for off street parking.

COUNCIL TAX
London Borough of Bromley - Band E

LOCATION
What3words: ///system.behave.happy

NOTE FROM SELLERS
Over the last 14 years, we have loved living in Greenview Avenue. It is a lovely quiet road, the neighbours are great and we will really miss them! The house has worked very well for us but, now we are retired, the time is right for us to move to the coast.

Maguire Baylis

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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.