



41 The Avenue

Beckenham, BR3 5EE

£675,000 Freehold EPC: D

 **Maguire Baylis**



Guide Price: £675,000 – £700,000. Maguire Baylis are delighted to present to the market this superb four bedroom town house nestled within a highly sought after tree-lined unadopted road just a short walk of Beckenham High Street.

This impressive property provides deceptively spacious and adaptable accommodation over three floors comprising: a spacious and welcoming entrance hallway; ground floor fourth bedroom/garden room; downstairs WC, plus useful utility room. The first floor features the stunning 29' through living room plus separate fitted kitchen with integrated appliances. Upstairs on the top floor, there are three further bedrooms plus a well appointed family bathroom.

Outside there is an attractive and well stocked private rear garden and, to the front, a driveway leads to an integral garage.

The location provides great access to transport links from Beckenham Junction, Ravensbourne, plus Shortlands stations. For recreation, Bromley & Beckenham boast some wonderful parks and green spaces, notably Beckenham Place Park is within easy reach by foot offering long country walks, an outdoor swimming lake, cafes plus community events at The Mansion.

- IMPRESSIVE TOWN HOUSE
- SOUGHT AFTER & QUIET LOCATION
- THREE/FOUR BEDROOM ACCOMMODATION
- SUPERB 29' LIVING ROOM
- KITCHEN & SEPARATE UTILITY ROOM
- FAMILY BATHROOM PLUS DOWNSTAIRS WC
- ATTRACTIVE REAR GARDEN
- DRIVEWAY PLUS INTEGRAL GARAGE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- WELL PRESENTED THROUGHOUT

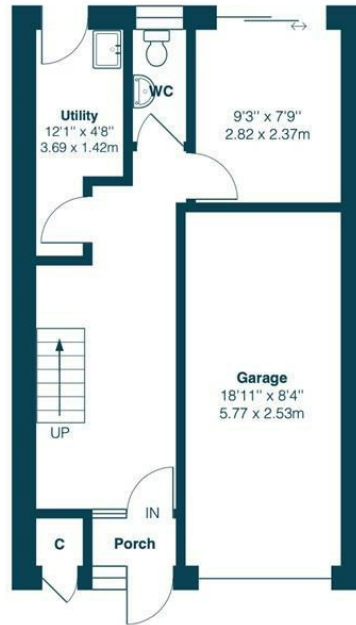


 Maguire Baylis

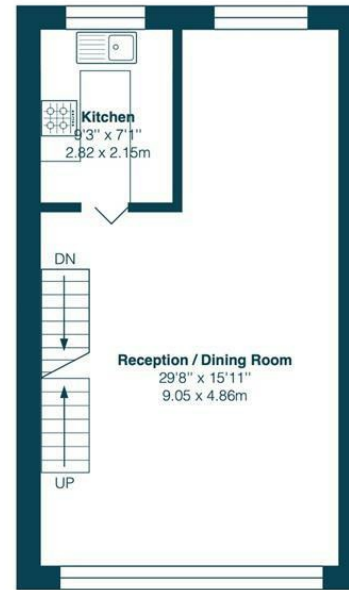


The Avenue, BR3

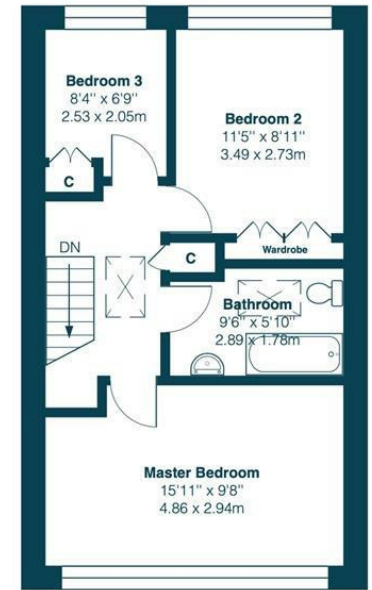
Approximate Gross Internal Area = 1384 sq ft / 128.6 sq m



Ground Floor



First Floor



Second 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.
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ENTRANCE PORCH

Enclosed entrance porch with glazed door and windows to front; tiled flooring. Cupboard housing meters.

HALLWAY

A spacious and welcoming entrance hall featuring double glazed front door and window to front; Karndean wood effect flooring; radiator;

DOWNSTAIRS WC

Double glazed window to rear; modern suite comprising WC; fitted wash basin; Karndean flooring.

UTILITY ROOM

12' (max into door recess) x 4'7 (3.66m (max into door recess) x 1.40m)
Double glazed door to rear; fitted butler sink unit; space/plumbing for washing machine; vinyl flooring; wall mounted gas combi boiler.

BEDROOM 4/GARDEN ROOM

9'1 x 7'9 (2.77m x 2.36m)
Double glazed sliding doors to rear; radiator.

FIRST FLOOR

LOUNGE/DINER

29'4 x 16' (narrowing to 8'6 in dining area) (8.94m x 4.88m (narrowing to 2.59m in dining area))
An impressive through room featuring a full width double glazed window to front plus double glazed window to rear; two radiators; feature polished stone fireplace with gas flame effect fire; door to:

KITCHEN

9'2 x 7' (2.79m x 2.13m)
Double glazed window to rear; fitted with a comprehensive range of Shaker style wall and base units with worktops to three walls; inset sink unit; integrated fridge and dishwasher; built-in gas hob with extractor hood over; built-in double oven; part tiled walls; Karndean flooring.

TOP FLOOR LANDING

Double glazed rooflight window; built-in storage cupboard.

BEDROOM 1

16' x 9'7 (4.88m x 2.92m)
Full width double glazed window to front; radiator; large triple wardrobe to remain.

BEDROOM 2

11'5 x 9' (3.48m x 2.74m)
Double glazed window to rear; built-in wardrobes; radiator.

BEDROOM 3

8'3 x 6'8 (2.51m x 2.03m)
Double glazed window to rear; built-in wardrobe; radiator.

BATHROOM

A spacious bathroom featuring double glazed rooflight window; suite comprising panelled bath with built-in electric shower over and glass shower screen; concealed cistern WC; inset wash basin with vanity storage under; heated towel rail; fully tiled walls; shaver point; Karndean flooring.

GARDEN

approx 35' (approx 10.67m)
An attractive rear garden featuring well stocked tree/shrub borders; main area of lawn; paved seating area.

INTEGRAL GARAGE/PARKING

Up & over garage door to front; light and power. Driveway to front allowing for off street parking.

LOCATION

What3works: [///chops.models loaf](http://chops.models loaf)

COUNCIL TAX

London Borough of Bromley - Band E

SERVICE CHARGE

There is a contribution of £35 per month towards Springboard Residents Association towards upkeep of the communal areas to the front.



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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.