93 The Heights Foxgrove Road

Beckenham, BR3 5BZ

£600,000 Freehold EPC: C

Maguire Baylis

Guide Price: £600,000 - £625,000. Maguire Baylis are delighted to present to the market this stylishly presented end-terrace family home providing three bedrooms.

Tucked away in a peaceful private development, just off the highly sought-after Foxgrove Road, residents benefit from private gated access directly into Beckenham Place Park. The property features bright and spacious accommodation comprising: an impressive 24' through lounge/diner; modern fitted kitchen with integrated appliances; there is also a useful downstairs WC.

Upstairs, there are the three bedrooms - two double size rooms both with built-in wardrobes - plus a good size single bedroom. The family bathroom provides a luxuriously appointed suite comprising bath with built-in shower over.

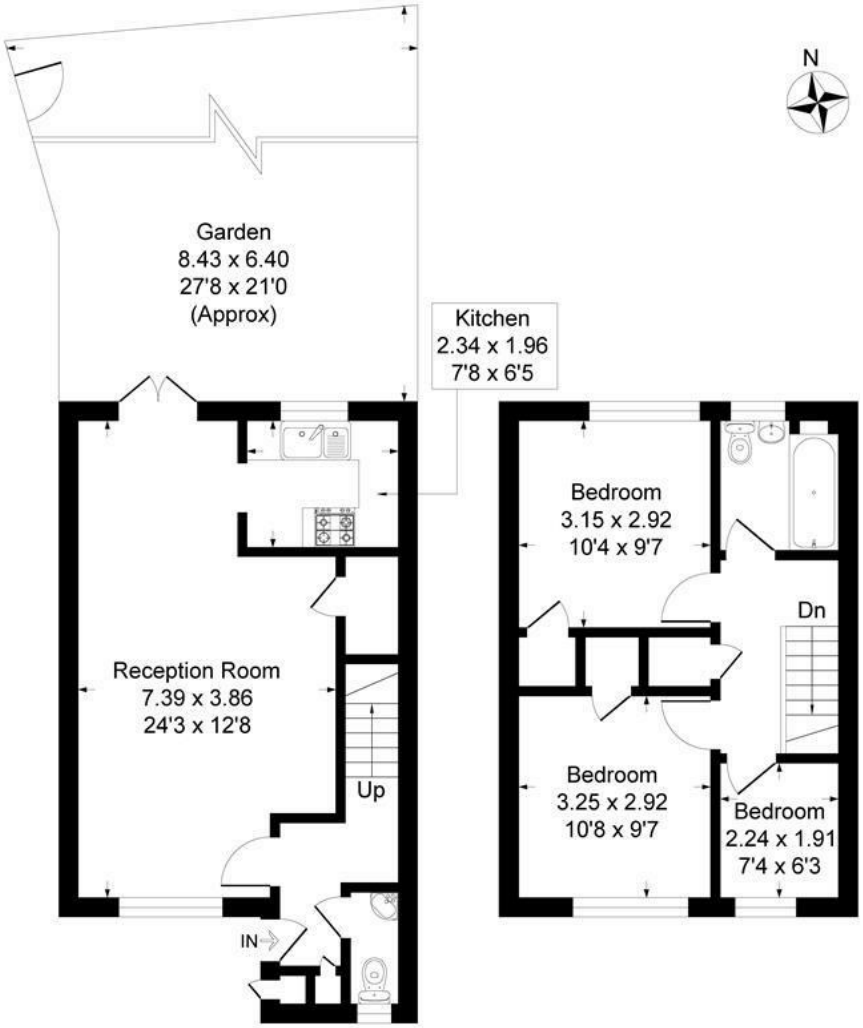
Outside, the rear garden is paved to allow for low-maintenance and features a useful private gate to the side. Additional benefits include residents off-street parking within the development, plus a private garage en bloc.

Perfectly positioned near highly popular Beckenham Place Park, well known for its open green spaces and outdoor swimming, the property is also within easy reach of highly regarded schools such as St. Mary's Primary and Clare House. Beckenham High Street is just a short stroll away, while excellent transport links via Beckenham Junction, Ravensbourne, and New Beckenham stations ensure great connections to central London.

- SOUGHT-AFTER PRIVATE ESTATE
- END TERRACE FAMILY HOME
- THREE BEDROOMS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LUXURIOUSLY APPOINTED FAMILY BATHROOM
- IMPRESSSIVE 24' THROUGH LIVING ROOM
- USEFUL DOWNSTAIRS WC
- LOW MAINTENANCE GARDEN
- GREAT LOCATION - CLOSE TO TRANSPORT LINKS
- PRIVATE GARAGE ** RESIDENTS PARKING

The Heights, Foxgrove Road, BR3

Approximate Gross Internal Area = 76 sq m / 821 sq ft



Ground Floor **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

HALLWAY
Part double glazed front door plus double glazed window to side; solid woodblock flooring; built-in storage cupboard; vertical radiator; stairs to first floor.

DOWNSTAIRS WC
Double glazed window to front; fitted wash basin; WC.

LIVING ROOM
24'3 x 12'8 (max overall) (7.39m x 3.86m (max overall))
Double glazed window to front plus double glazed French doors to rear; two radiators; solid woodblock flooring; deep built-in understairs storage cupboard.

KITCHEN
7'6 x 7' (2.29m x 2.13m)
Double glazed window to rear; fitted with a modern range of Shaker style wall and base units with wood effect worktops to three walls; inset stainless steel sink; built-in gas hob with extractor hood over; electric oven; integrated washing machine and dishwasher; space for fridge/freezer.

FIRST FLOOR LANDING
Built-in linen/storage cupboard; access to loft space (loft part boarded and housing gas combi boiler).

BEDROOM 1
11' x 9'7 (3.35m x 2.92m)
Double glazed window to front; built-in double wardrobe; radiator.

BEDROOM 2
10'3 x 9'6 (3.12m x 2.90m)
Double glazed window to rear; deep built-in double wardrobe; radiator.

BEDROOM 3
7'1 x 6'1 (2.16m x 1.85m)
Double glazed window to front; radiator.

BATHROOM
Modern and stylishly appointed suite comprising panelled bath with built-in shower over including rain shower head and separate shower hose; fitted wash basin/vanity storage under; WC; fully tiled walls; tiled flooring; heated towel rail.

GARDEN
27' (8.23m)
Paved rear garden providing low maintenance; gate to side; outside tap.

GARAGE/PARKING
Single garage en bloc; residents parking within the development.

SERVICE CHARGE
There is a service charge of £100 per month towards the upkeep of communal grounds within the private estate. This includes lighting, CCTV, gardening, decorating, window cleaning, maintaining the private road etc.

LOCATION
What3words: ///that.hike.snow

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