



Beckenham BR3  
£475,000

**jdm**  
ESTATE AGENTS

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**Description:**

A three bedroom semi detached house offering spacious living accommodation available in Beckenham, BR3. The property consists of an entrance hallway with WC, living room with gas fireplace, dining room fitted with French doors to the living room, separate fitted kitchen including a range of base and wall units, fridge/freezer, dishwasher, space for washing machine, space for dryer and access to the private rear garden.

The current owners have recently added a beautiful orangery to the rear of the property with tranquil views to the garden. The orangery includes a wonderful lantern roof capturing plenty of light, full size sliding door to the dining room and French doors that access the garden. Upstairs includes three bedrooms, family bathroom including power shower over bath and loft storage space.

The private rear garden is approximately 80 feet in length and is established very well with mature trees, garden beds, work store, a range of garden sheds, patio area, pond, greenhouse and side access. The property also benefits from double glazed windows, wood flooring in the hallway through to the living room, gas central heating and private driveway for two vehicles. Transport links in the area include Elmers End Station with routes into Charing Cross, Canon Street and London Bridge Stations. Kent House Station with routes to Victoria. Birkbeck Station with routes into London Bridge, Beckenham Junction and South Bermondsey Stations. Avenue Road Tramlink stop is also nearby with a range of bus routes. The property is situated close to Beckenham High Street which conveniently offers a selection of shops, bars, supermarkets and restaurants.

Viewings are highly recommended.

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**Directions:** From Elmers End Station head northwest on Elmers End Road. Turn right onto Beck Lane. The property will be on the right.

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hallway

Living Room **13'10 x 11'06**

Dining Room **9'09 x 9'08**

Orangery **11'04 x 8'11**

Kitchen **9'08 x 9'08**

WC

Landing

Bedroom **12'06 x 12'04**

Bedroom **11'09 x 10'11**

Bedroom **9'08 x 9'01**

Garden **80'0 x 30'0**

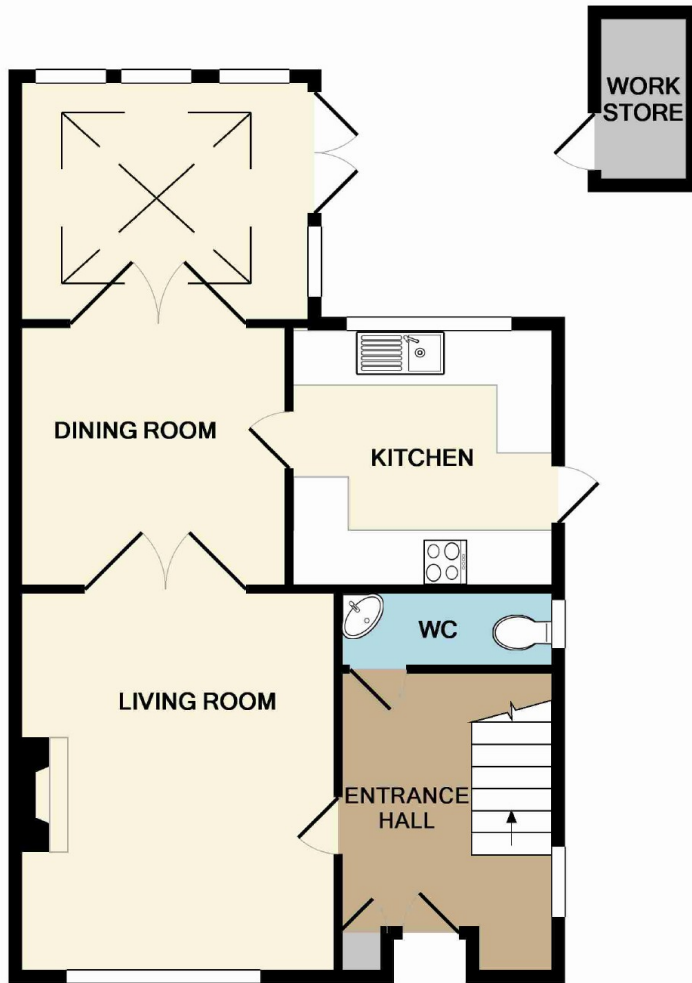
Driveway



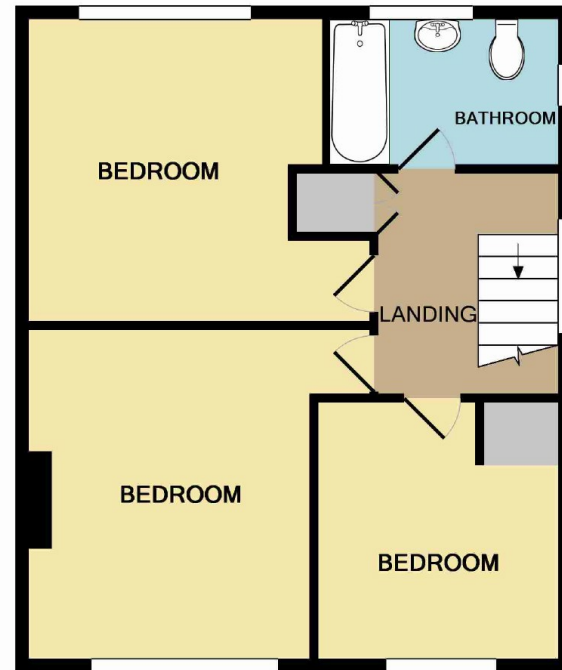
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>84</b>		<b>84</b>
<b>54</b>		<b>49</b>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Please contact the branch for a complete copy of the EPC document





GROUND FLOOR  
APPROX. FLOOR  
AREA 575 SQ.FT.  
(53.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (95.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**IMPORTANT NOTICE**

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

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