



Beckenham BR3
Guide price £575,000

Description:

Guide Price £575,000

Situated in close proximity to the sought after Langley Schools, we are pleased to market this deceptively spacious four/five bedroom semi detached house.

The ground floor accommodation has been recently updated and includes a living room, study/bedroom five, dining room with doors to the garden, a modern bathroom and an updated kitchen with an integrated oven, hob, dishwasher and washing machine, space for an American style fridge/freezer and a door to the garden. The property also benefits from a recently installed new boiler.

Upstairs the property has been extended to provide two double bedrooms and two single bedrooms, one of which is used as a dressing room with built in wardrobes to two walls. There is a large shower room which is functional but would benefit from updating.

To the rear is a good sized garden with patio area, lawn and side access gate and to the front is off street parking and a shared drive leading to a garage. The property is ideally situated for both Langley Boys and Girls schools and Eden Park Station.



Directions: From Eden Park Station turn left onto Links Way. The property can be found on the left hand side.

Tenure: Freehold

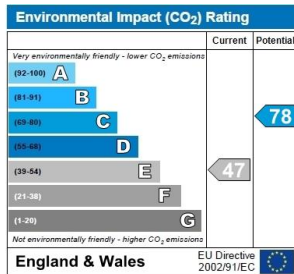
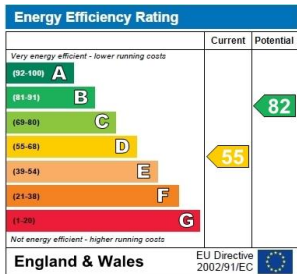
Council Tax Band: F

Local Authority: London Borough of Bromley



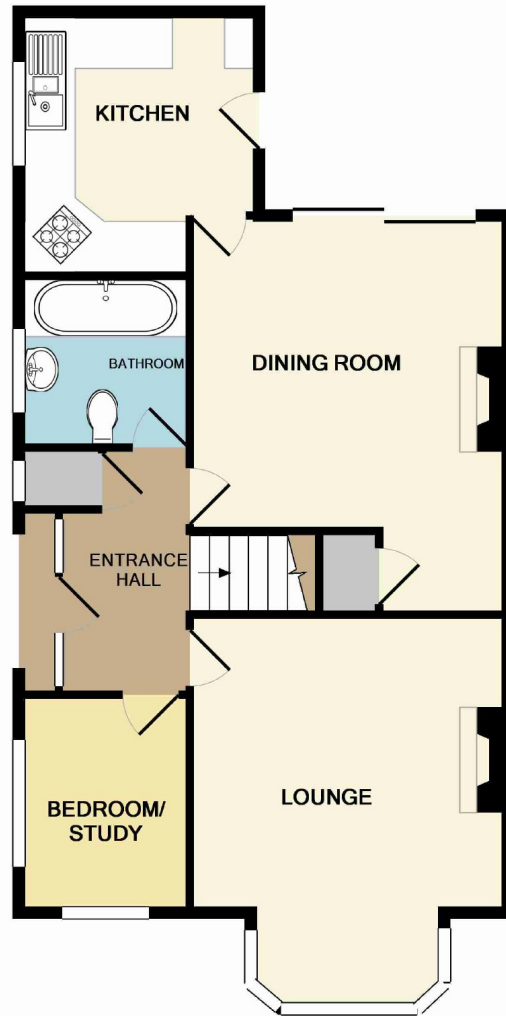
Room Dimensions:

Entrance Hall	
Kitchen	10'3 max x 9'4 max
Dining Room	15'7 max x 12'6 max
Living Room	15'3 max x 12'5 max
Study/Bedroom Five	8'5 max x 6'8 max
Bathroom	6'8 max x 6'6 max
Landing	
Master Bedroom	13'1 max x 11'4 max
Guest Bedroom	12'5 max x 12'2 max
Bedroom Three	11'3 max x 7'6 max
Bedroom Four/Dressing Room	8'4 max x 7'5 max
Shower Room	8'2 max x 4'4 max
Garage	18'1 max x 9'9 max
New room	

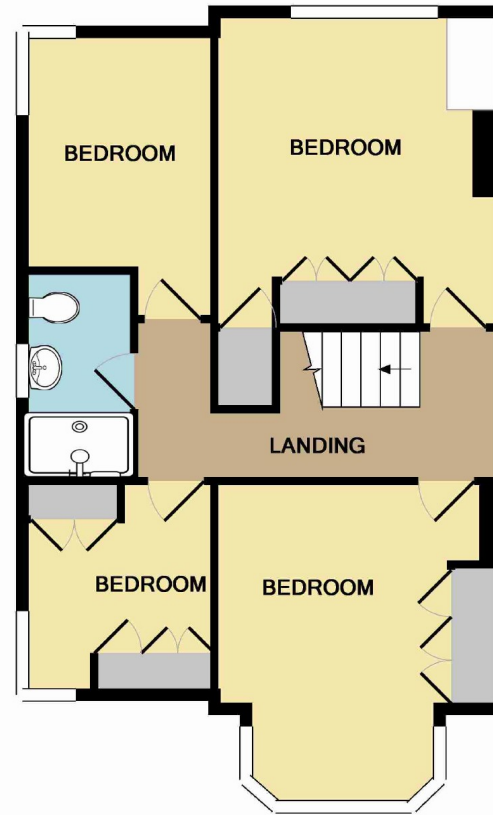


Please contact the branch for a complete copy of the EPC document





GROUND FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1158 SQ.FT. (107.6 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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