





Guide Price £750,000 - £800,000

A four bedroom semi-detached house located in the heart of Beckenham. The property offers a flexible modern living space with ample bedroom sizes. The property consists of a bright entrance hallway with stained glass windows, lounge room with a large bay window, built in storage and beautiful feature fireplace. The kitchen is fitted with a full range of wall and base units plus a breakfast bar and is open plan to the dining/family room with feature gas fire place and marble surround. The kitchen and dining rooms include two sets of French doors leading to a paved entertaining patio area and 108' x 35' rear garden with laid lawn and mature flower beds.

Upstairs we have a bright landing with further stain glass windows, four double bedrooms with two including built in wardrobes, a modern family bathroom with shower over the bath and a separate WC.

The property also benefits from a downstairs cloakroom, double glazed windows, storm porch, large loft storage, gas central heating with new boiler, garage and a driveway for two vehicles.

The property is ideally located to transport and Beckenham High Street which includes a variety of supermarkets, restaurants, bars and shops. Beckenham Junction Station is also under 0.25 miles, perfect for commuters into London Victoria and the station also includes the Tram Link to Croydon. Clock House Station is under a 10 minute walk, convenient for commuters travelling to Charing Cross, Canon Street and London Bridge.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		48
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		44
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

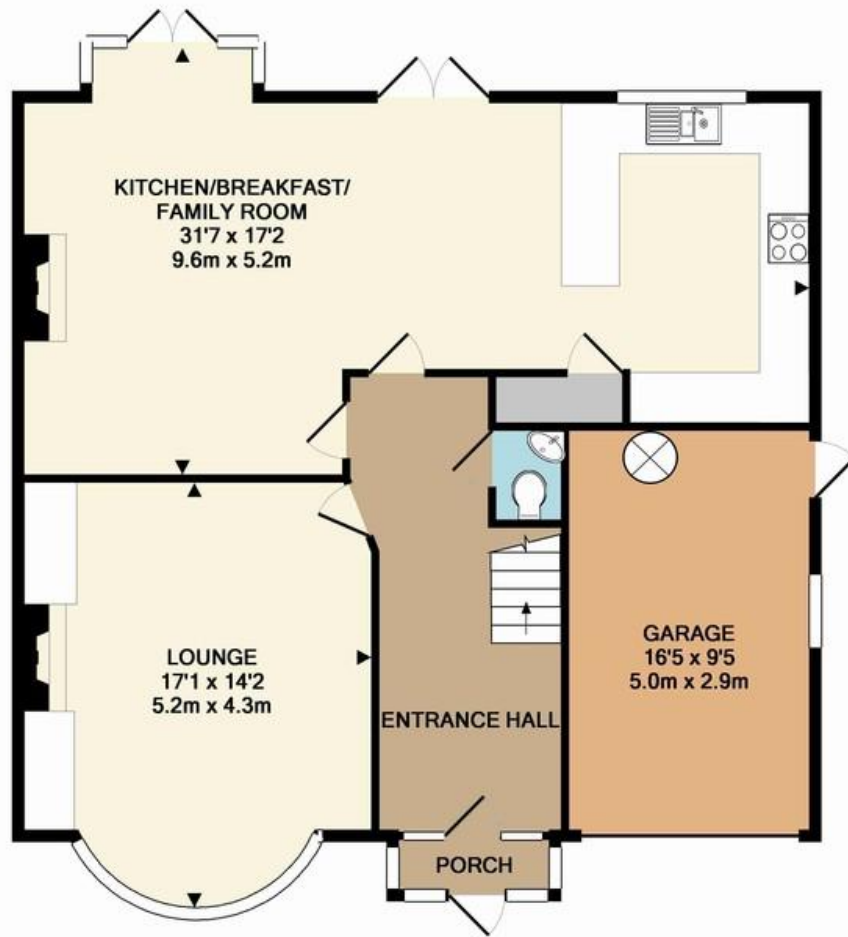


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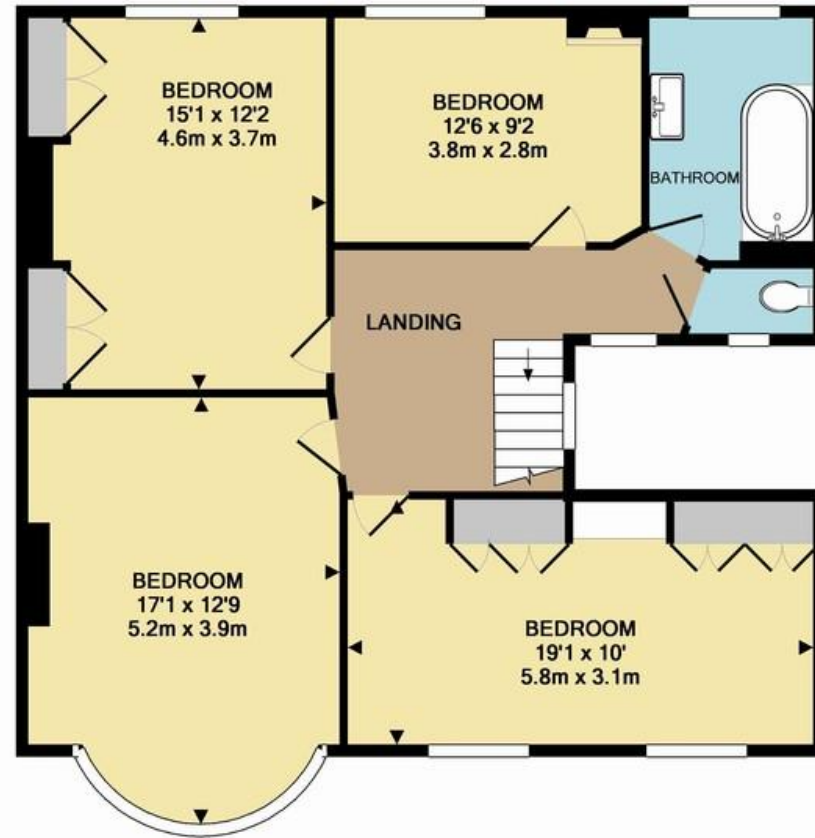
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GROUND FLOOR
APPROX. FLOOR
AREA 965 SQ.FT.
(89.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 862 SQ.FT.
(80.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1827 SQ.FT. (169.8 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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