



Beckenham BR3
£875,000

jdm
ESTATE AGENTS

Description:

Five bedroom detached house for sale, Beckenham BR3. The property has been maintained to a high standard and consists of entrance hallway with newly fitted cloakroom, dining room, utility room, living room with access to conservatory, fitted kitchen with breakfast area and access to conservatory that leads to the private rear garden. The garden is approximately 44' in length and includes patio area, laid lawn, garden shed and dual side access.

The first floor consists a large landing area, three double bedrooms, all with wardrobes and one with en-suite bathroom, one study/fifth bedroom and family bathroom. The second floor consists the master bedroom with wardrobes and storage closet, walk-in wardrobe and en-suite bathroom.

The property is located under one mile walk to Beckenham Town Centre with its variety of shops, bars, restaurants, cinema and Beckenham Junction Station. Kelsey Park is also approximately a 5 minute walk, and there is also a selection of schools to choose from.

The property also benefits from a integral garage with electric up over door and driveway with front area for potentially more parking space.



Directions: From Beckenham Junction Station head north. Turn right toward Southend Road. Turn right onto Southend Road. Turn left onto Bromley Road. Slight right onto Wickham Road. Turn left onto Overbury Avenue. Take the first right onto Hannah Close. The property is on the left.

Tenure: Freehold

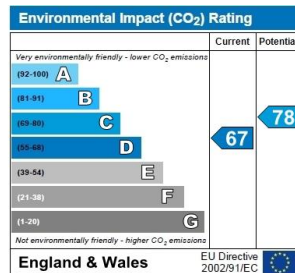
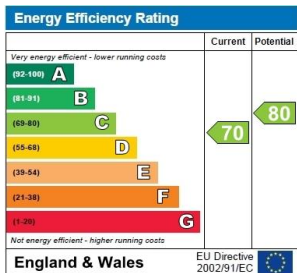
Council Tax Band:

Local Authority:

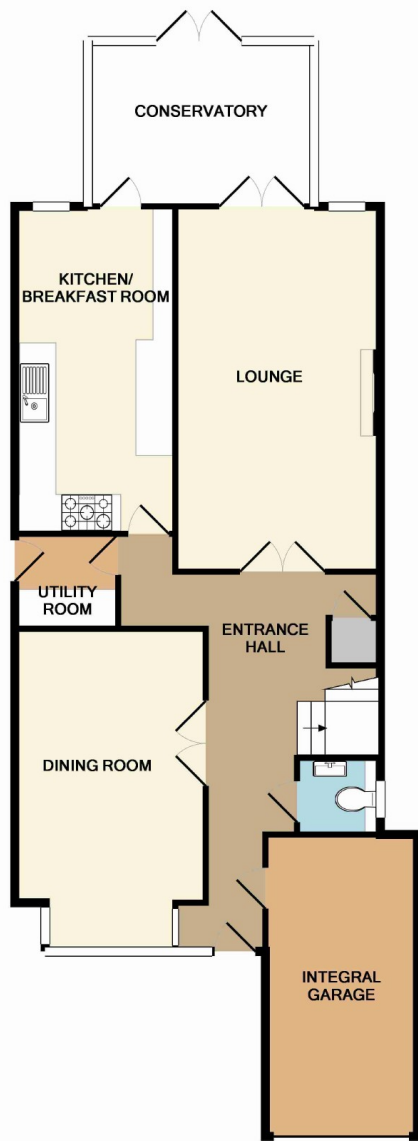


Room Dimensions:

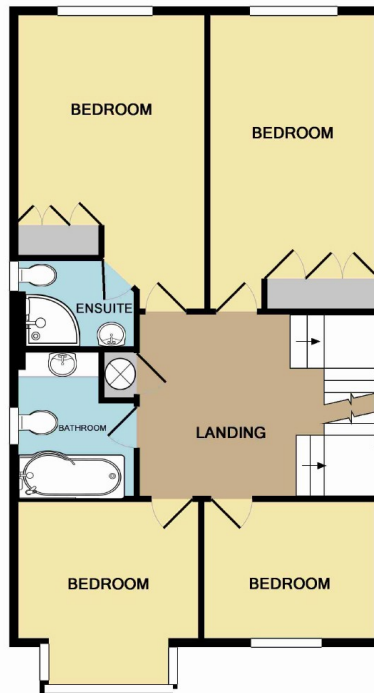
Entrance hallway	20'09 x 6'08
Cloakroom	4'05 x 4'02
Garage	16'07 x 8'0
Dining room	17'04 x 10'02
Reception room	20'01 x 11'0
Utility room	6'01 x 5'0
Kitchen/breakfast room	18'0 x 8'06
Conservatory	12'0 x 9'06
Rear garden	44'01 x 25'09
First floor landing	12'09 x 10'0
Bedroom	16'02 x 9'03
Bedroom	16'02 x 10'04
En-suite bathroom	6'09 x 4'10
Family bathroom	8'01 x 6'09
Bedroom	10'03 x 10'0
Bedroom/Study	9'06 x 7'08
Second floor landing	
Master bedroom	16'01 x 16'01
Walk-in wardrobe	7'04 x 6'08
En-suite bathroom	7'05 x 6'07



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



GROUND FLOOR
APPROX. FLOOR
AREA 991 SQ.FT.
(92.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 686 SQ.FT.
(63.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2104 SQ.FT. (195.4 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.

jdm Bromley

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