



Beckenham BR3
Guide price £699,950

Description:

A four/five bedroom end of terrace townhouse available for sale in this great location of Park Langley. Built by DBS approximately 15 years ago and providing spacious accommodation set over three floors. The large kitchen is an excellent feature of this property and is fitted with a Stoneham kitchen with a range of wall and base units in Canadian Maple with granite work surfaces. Fitted with Neff stainless steel cooking appliances, dishwasher and space for fridge/freezer the kitchen also benefits from ample space for a table and chairs and large French doors to a private patio rear garden fitted with an electric awning over the patio area. Flexible accommodation is also provided by a separate study off the entrance hall that can be used as a fifth bedroom if required. The property has four bedrooms, including a master suite on the top floor with a walk-in dressing room and ensuite bathroom. The second bedroom is also on the top floor with a walk-in cupboard to one end that could be used as a large wardrobe. Across the back of the first floor is the large and bright living room, enjoying a sunny southerly aspect over the garden with a large window fitted with shutters and double doors to a Juliette balcony. Bedrooms three and four are also on the first floor along with a luxury bathroom with separate shower and bath. Thoughtful design has provided excellent living accommodation with a host of advantages expected from a modern property. UPVC double glazing and high levels of insulation ensure the property is comfortable and economical to heat. The driveway has been laid with grey pavers providing space for parking and access to the garage with electrically operated up and over door. The garage also includes a utility area with sink and plumbing for washing machine and dryer. Located close to Kelsey Park and to a selection of primary and secondary schools, the property is ideally located for any families.

Directions: From Beckenham Junction Station proceed down Southend Road to the traffic lights. Continue straight onto the High Street. At the next set of traffic lights turn left into Bromley Road. Continue straight across the next set of lights onto Wickham Road. Kemerton Road is the third turning on the left and the property can be found on the right.

Tenure: Freehold

Council Tax Band: F

Local Authority: London Borough of Bromley

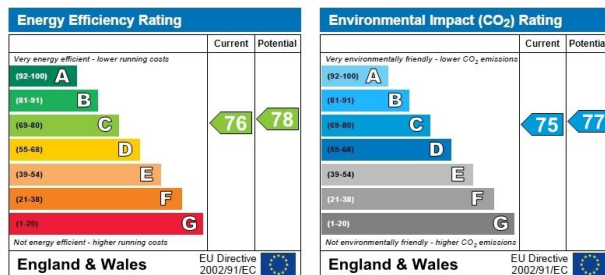


Room Dimensions:

Entrance Hallway	16'04 x 3'06
Study/Bedroom Five	9'09 x 6'06
Kitchen/Diner	19'05 x 14'11
Landing	
Reception Room	19'06 x 12'01
Bedroom	13'06 x 11'02
Bedroom	10'0 x 7'11
Bathroom	8'09 x 7'0
Landing	
Master Bedroom	12'09 x 12'01
Walk In Wardrobe	7'10 x 7'01
En-Suite Bathroom	7'02 x 7'0
Bedroom	14'0 x 10'02
Wardrobe/Storage	5'05 x 5'01
Garage	20'09 x 8'05
Garden	36'09 x 28'08



Please refer to www.jdmestateagents.com to see our full Area Guides.

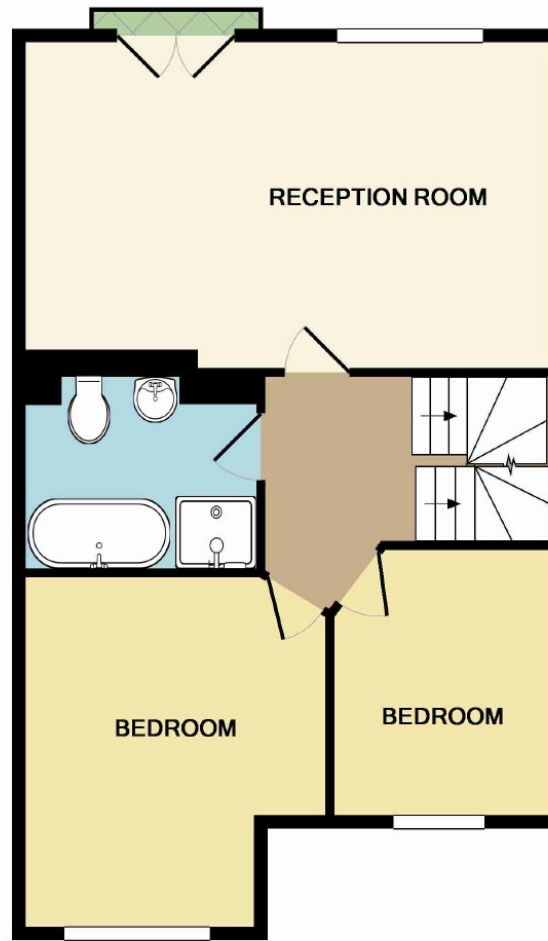


Please contact the branch for a complete copy of the EPC document

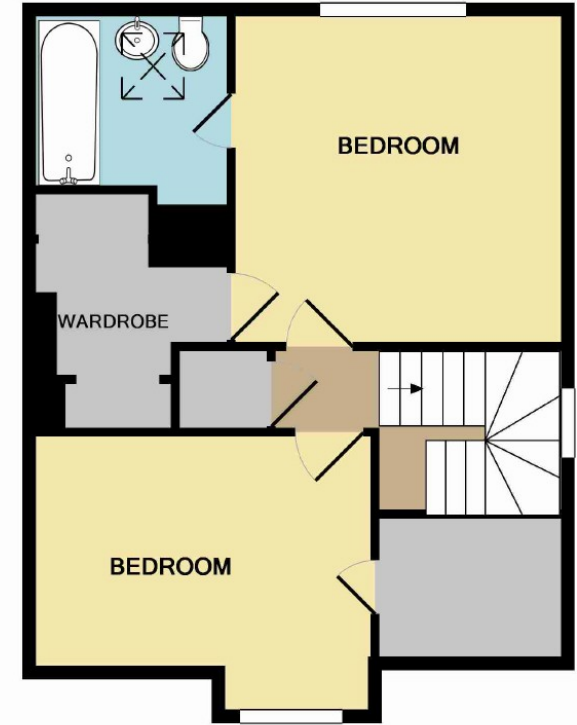




GROUND FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 575 SQ.FT.
(53.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1644 SQ.FT. (152.8 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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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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