

Birchwood Avenue, Beckenham, BR3

Total Floor Area: 133.0 m<sup>2</sup> ... 1432 ft<sup>2</sup>

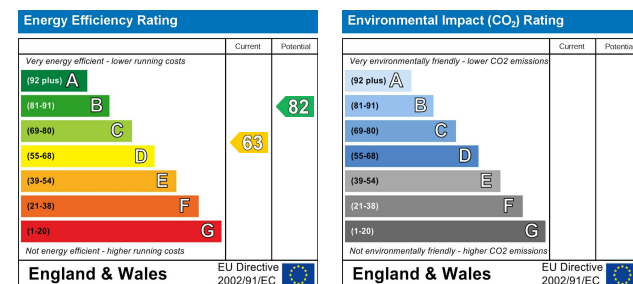


Measurements are approximate, not to scale and for illustrative purposes only.  
www.essentialpropertymarketing.com



50, Birchwood Avenue, Beckenham, Kent BR3 3PZ  
Guide Price £750,000 Freehold

MAP



Charles Eden are proud to present this three bedroom end of terrace home with ground floor extension creating a superb kitchen breakfast room with bifold doors overlooking the rear garden. Double garage at rear and private driveway to front.

A popular tree lined residential road just over 3/4 mile from Beckenham High Street.



020 8663 1964  
charleseden.co.uk



This stunning end of terrace home which has been extended to the rear where a super kitchen/breakfast room is a major attribute of the property. There is a downstairs cloakroom, and a 16'6 ft lounge also on the ground floor with three bedrooms a bathroom and separate WC on the first. Outside is a pleasant rear garden with a double garage to the rear whilst there is further parking on a private drive to the front.

A pleasant and sought after location Birchwood Avenue its a tree lined road just over 3/4 mile from Beckenham High Street.

Elmers end railway station is about .8 mile with Eden Park Station around a mile and Beckenham Junction which boasts both rail and tram services about 1.2 miles

#### **ENTRANCE PORCH**

Double glazed doors and double glazed windows to front and side, tiled floor, curtesy light.

Part galzed wooden entrance door with opaque window to side.

#### **HALLWAY**

Radiator, understairs storage cupboard housing meters, wood effect floor.

#### **CLOAKROOM / WC**

Opaque double glazed window to side, recessed spot lights to ceiling, low level WC, wash hand basin, extractor fan, fully tiled walls and floor.

#### **LOUNGE 13'7 x 12'1**

Double glazed windows to front with plantation shutters, feature stone fireplace with 'Real Flame' gas fire, radiator, oak flooring.

#### **OPEN PLAN KITCHEN / FAMILY ROOM 22'3 x 17'9**

Double glazed bi-fold doors to rear, three double glazed 'Velux' roof windows, recessed spot lights to ceiling. Range of wall and base units with butler style sink unit with mixer tap, granite worksurfaces over and matching island unit with 'SMEG' five burner electric 'hob', 'AEG' oven with 'AEG' combination oven and microwave, integrated American fridge freezer, wood effect flooring with underfloor heating.

#### **STAIRS TO FIRST FLOOR**

Opaque double glazed window to side, access to loft. fitted cupboard, fitted carpet.

#### **BEDROOM ONE 13'5 x 10'8**

Double glazed window to front with plantation shutters, feature fireplace, radiator, fitted carpet.

#### **BEDROOM TWO 12'6 x 10'6**

Double glazed window to rear with plantation shutters, picture rails, feature fireplace, built-in double cupboard, radiator, fitted carpet.

#### **BEDROOM THREE 7'5 x 7'0**

Double glazed Oriel bay window to side with plantation shutters, picture rails, radiator housed in decorative cover, wood effect flooring.

#### **BATHROOM**

Opaque double glazed window to rear, recessed spot lights to ceiling, tiled paneled bath, wall mounted mixer tap and rainfall shower, wall mounted two drawer vanity unit with wash hand basin and mixer tap, built in cupboard housing 'Alpha' wall mounted boiler (not tested by Charles Eden), heated towel rail, fully tiled walls and floor.

#### **SEPARATE WC**

Opaque double glazed window to side, low level WC, fully tiled walls and floor.

#### **OUTSIDE**

##### **REAR GARDEN 45' approx.**

Large patio area adjacent to house with outside lights, small patio to rear, pedestrian side access with gate, lawn and path leading to:

##### **DOUBLE GARAGE 22' wide**

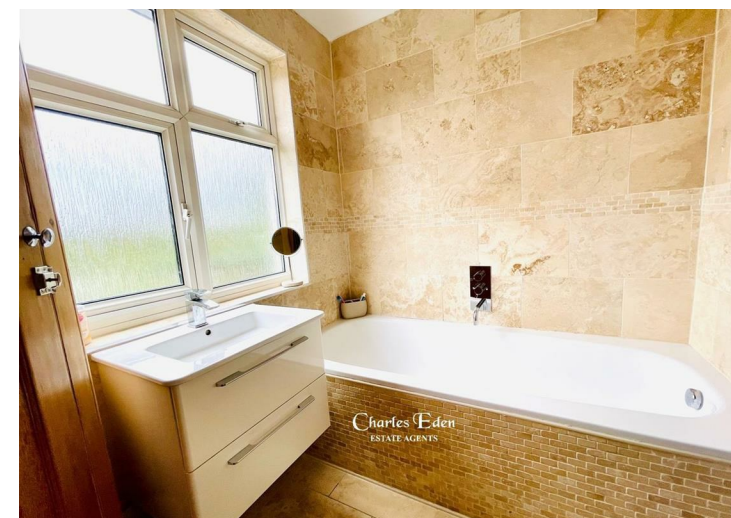
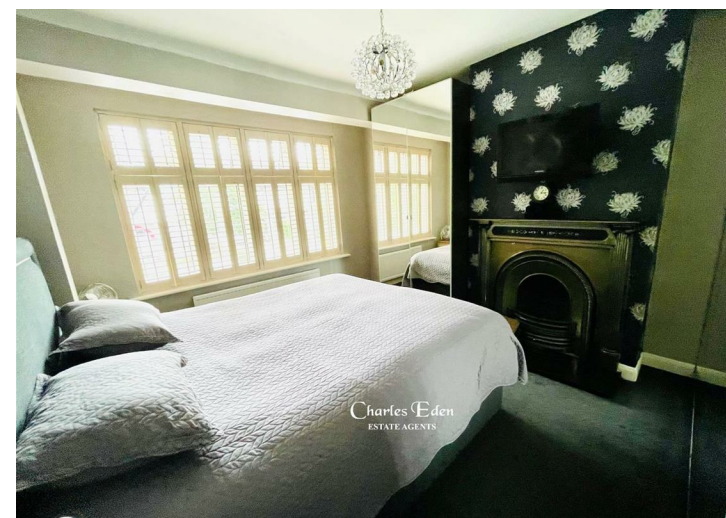
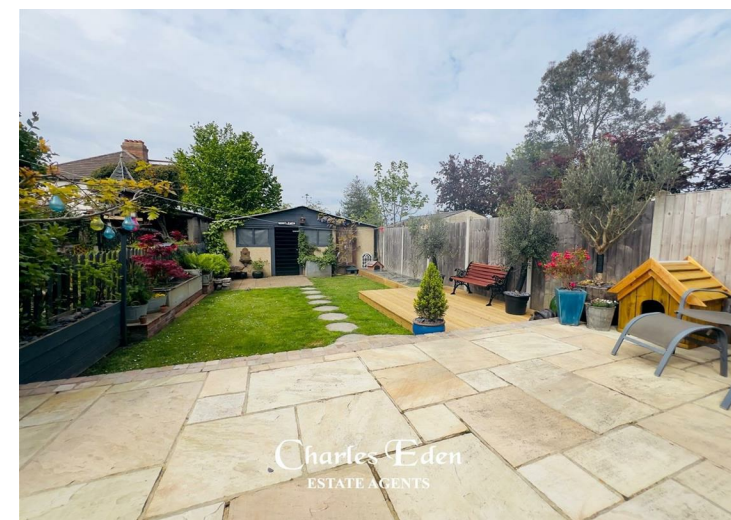
Two glazed windows, pedestrian door. Up and over door, power and light, Located to rear of the garden. accessed via Gordon Road.

##### **OFF STREET PARKING**

To front for two vehicles.

##### **COUNCIL TAX D**

##### **EPC RATING D**



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



**50 Birchwood Avenue  
Beckenham  
Kent  
BR3 3PZ**

**www.charleseden.co.uk  
1 Kelsey Park Road, Beckenham, Kent, BR3 6LH**

**Guide Price £750,000 Freehold**