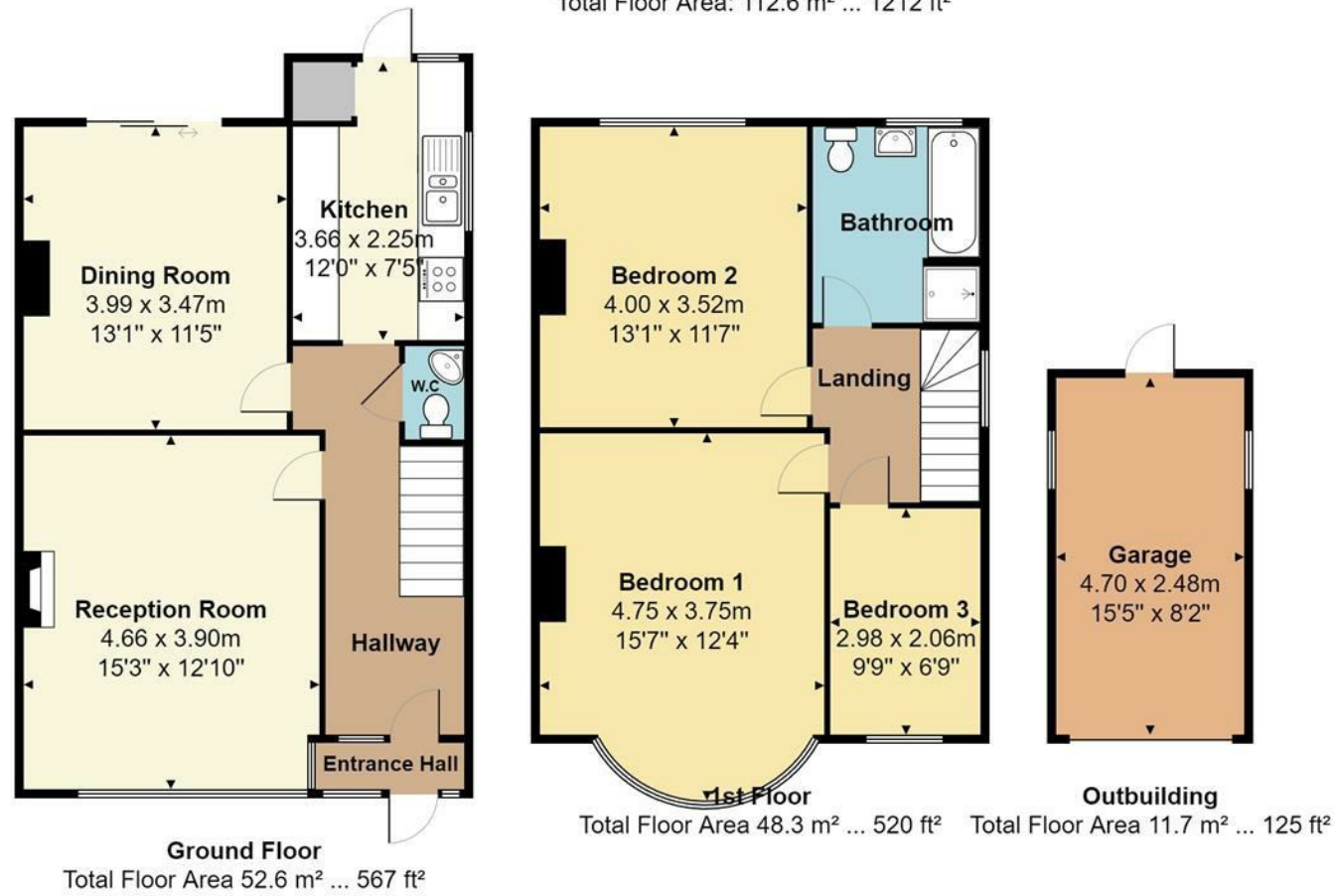


St James Avenue, Beckenham, BR3

Total Floor Area: 112.6 m<sup>2</sup> ... 1212 ft<sup>2</sup>



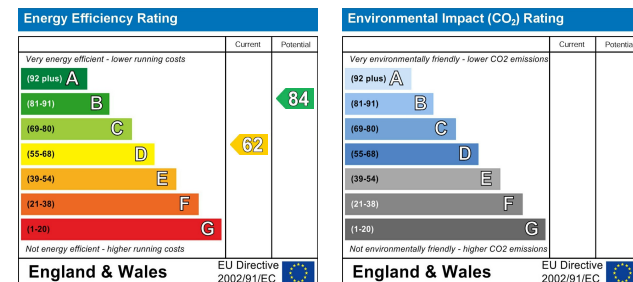
Measurements are approximate, not to scale and for illustrative purposes only.  
www.essentialpropertymarketing.com



Charles Eden  
ESTATE AGENTS

2, St. James's Avenue, Beckenham, BR3 4HG  
Offers In Excess Of £625,000 Freehold

MAP



Offered for sale on the open market this is a three bedroom end of terrace home located on a generous plot with gardens to front, rear and side., 0.3 miles to the versatile transport links of Elmers End train station and Tram Stop. Drive providing off street parking to front and access to garage at side.

The property does offer potential for development subject to the necessary planning consents. It is in need of general refurbishment and decoration.

CHAIN FREE & VACANT POSSESSION



020 8663 1964  
charleseden.co.uk





This three bedroom end of terrace home offers two reception rooms, kitchen, bathroom and downstairs WC. There is a pleasant 50 ft rear garden, off street parking to the front, garage and continued garden to side. The property is in need of general refurbishment and decoration.

A very convenient location being 0.3 miles to Elmers End train station & Tram Stop serving London Bridge, Charing Cross, East Croydon/Wimbledon respectively. Also nearby is a parade of shops and local amenities with a wide selection of shops, bars and restaurants.

Chain Free & Vacant Possession

#### ENCLOSED PORCH

Double glazed door with double glazed window to front and side leading to part double glazed door with double glazed window to front leading into:

#### HALLWAY

Coved ceiling, picture rails, understairs storage cupboard housing meters, double radiator, fitted carpet.

#### CLOAKROOM

Extractor fan, wall hung corner wash hand basin with mixer tap and tiled splash back, low level WC, mirror with back light.

#### RECEPTION ROOM 15'3 x 12'10

Double glazed half bay window to front with leaded fan lights, coved ceiling, picture rails, fireplace with gas fire (not tested by Charles Eden), two double radiators, fitted carpet.

#### DINING ROOM 13'1 x 11'5

Double glazed patio doors to rear, coved ceiling, picture rails, double radiator, wall hung gas fire (not tested by Charles Eden), laminate wood flooring.

#### KITCHEN 12'0 x 7'5

Double glazed window to rear, double glazed door to rear leading out to garden, recessed spot lights to ceiling, range of wall and base units with worksurfaces over, white 1 1/2 bowl sink and drainer with mixer tap, gas oven and hob, washing machine and fridge freezer, part tiled walls, vinyl flooring.

#### STAIRS TO FIRST FLOOR

Fitted carpet.

#### LANDING

Double glazed window to side, fitted carpet.

#### BEDROOM ONE 15'7 x 12'4

Double glazed bay window with leaded fan lights

to front, picture rails, double radiator, fitted carpet.

#### BEDROOM TWO 13'1 x 11'7

Double glazed window to rear, picture rails, 'Glow worm' boiler (not tested by Charles Eden), radiator, fitted carpet.

#### BEDROOM THREE 9'9 x 6'9

Double glazed window with leaded fan lights to front, picture rails, radiator, laminate wood flooring.

#### BATHROOM / WC

Opaque double glazed window to rear, coved ceiling, panelled bath with mixer tap and shower attachment, walk-in shower cubicle with rain shower head, wash hand basin inset in vanity unit, wall cabinet, low level WC, cabinet, radiator, fully tiled walls, fitted carpet.

#### OUTSIDE

#### REAR GARDEN 60' width x 50' depth (paced)

Comprising shrubs, pond, greenhouse, the garden extends to the side of the property which is where the garage is located adjacent to which a pedestrian gate giving access to the front, whilst to the other side of the garage is a garden shed and further area of garden.

#### GARAGE 15'5 x 8'2

With up and over door to front, door to side giving pedestrian side access to garden.

#### FRONTAGE

Walled with pathway and shrubs,

#### OFF STREET PARKING

Crazy paved driveway with parking for one car.

#### EPC RATING D

#### COUNCIL TAX E



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.



[www.charleseden.co.uk](http://www.charleseden.co.uk)  
71 High Street, Beckenham, Kent, BR3 1AW

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BR3 4HG

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