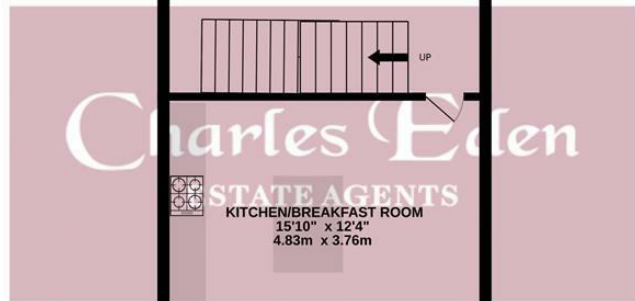




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	86	88	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	86	88



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PROTECTED

Charles Eden are delighted to offer this three storey, four bed town house, situated on the sought after Westgate Road. Diverse transport links are nearby including Beckenham Junction BR Station, just over 0.5 miles away, offering connections to London Bridge, Cannon Street, Victoria and Blackfriars, also the Tramlink via Croydon to Wimbledon.

A popular location due to its proximity to Beckenham High Street boasting an abundance of shops/amenities and also is close to St Marys Catholic and St Christopher the Hall primary schools.

Internally the ground floor of the property comprises a bedroom/study, separate utility room, downstairs shower room and a reception room leading out to the approx 35ft garden. Whilst to the first floor there is a lounge/ reception room with a separate contemporary kitchen boasting a host of modcons. Finally the second floor comprises of three bedrooms and contemporary family bathroom. Further benefits to note are off street parking to the front, a West facing garden and has NO CHAIN.

COVERED PORCH

Bin storage cupboard, light, tiled step. Double glazed door leading into:

ENTRANCE HALL

Storage cupboard, radiator, fitted carpet.

SHOWER ROOM/WC

Opaque double glazed window to front, fully tiled shower cubicle, low level WC, wash hand basin, with mixer tap, part tiled walls, tiled floor.

RECEPTION ROOM THREE/BEDROOM FOUR 12'0 x 7'7

Double glazed window to front, recessed spot lights to ceiling, radiator, fitted carpet.
Door to:



UTILITY ROOM 7'7 x 4'8

Stainless steel single bowl sink with mixer tap inset in worktop, base cupboard, washing machine, freezer (all white goods to remain), vinyl flooring.

RECEPTION ROOM TWO 15'9 x 12'3

Double glazed patio door leading out to rear garden, double glazed windows to rear, radiator, fitted carpet.

STAIRS TO FIRST FLOOR (FROM HALL)

Fitted carpet.

RECEPTION ROOM ONE 15'10 x 14'3

Two double glazed windows to rear, radiator, fitted carpet.
Door to:

KITCHEN/BREAKFAST ROOM 15'10 x 12'4

Kitchen Area:
Double glazed window to front, recessed spot lights to ceiling, range of wall, base and drawer units with solid wood worksurfaces over, stainless steel single bowl sink and drainer with mixer tap, dishwasher, electric oven, four ring gas hob with cooker hood above, integrated fridge/freezer, island unit with solid wood worksurface and drawer unit under, 'Worcester' wall mounted gas boiler (not tested by Charles Eden), part tiled walls, laminate wood flooring.

Breakfast Area:

Double glazed window to front, two wall lights, radiator, laminate wood flooring.

STAIRS TO SECOND FLOOR FROM RECEPTION ROOM

Fitted carpet.

LANDING

Access to loft, fitted carpet.

BEDROOM TWO 12'3 x 9'2

Double glazed window to front, built-in cupboard, radiator, fitted carpet.

BEDROOM ONE 13'11 x 9'2

Double glazed window to rear, built-in storage cupboard, radiator, fitted carpet.

BEDROOM THREE 10'11 x 6'3

Double glazed window to rear, radiator, fitted carpet.

BATHROOM/WC

Opaque double glazed window to front, recessed spot lights to ceiling, comprising: fully tiled walk-in shower, paneled bath, concealed cistern low level WC, wash hand basin with vanity unit under, ladder style heated towel rail, fully tiled walls, tiled flooring.

OUTSIDE

FRONTAGE/PARKING

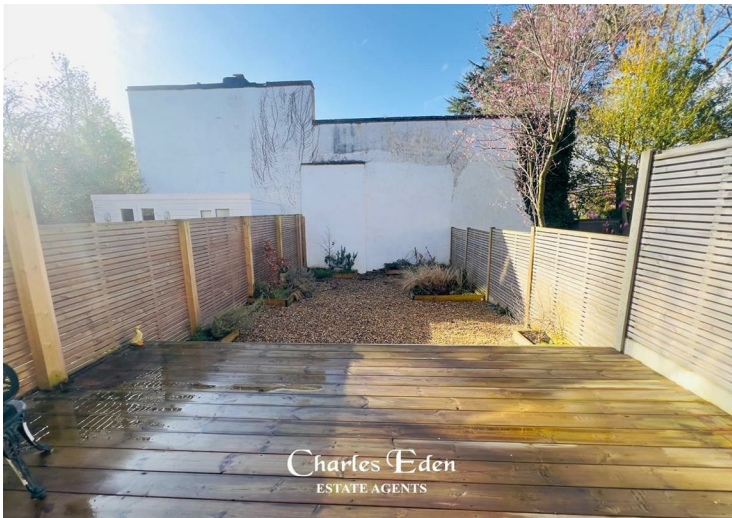
Off street parking for one car, part gravel bed with shrubs.

REAR GARDEN 35' approx

Decked area adjacent to rear of property leading down to gravel area with shrub beds.

COUNCIL TAX E

EPC RATING C



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.



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