



St. James's Avenue, Beckenham, BR3 4HG

Guide Price £550,000 Freehold

A 3 bedroom end terrace home with loft room over three floors around 0.4 miles from Elmers End Station & Tram Stop. Requiring modernisation. 35-40ft Garden, garage.

Chain free.

MAP



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



020 8663 1964
charleseden.co.uk



This three bedroom end of terrace home offers two reception rooms, conservatory, kitchen, bathroom, loft room, and downstairs WC. 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.

Offered to market CHAIN FREE

ENCLOSED ENTRANCE PORCH

Double glazed door and double glazed window to front. Part glazed door and window leading into:

ENTRANCE HALL

Understairs storage cupboards, radiator, fitted carpet.

RECEPTION ROOM 1'4 x 12'10

Double glazed half bay window to front, coved ceiling, radiator, gas fire (not tested by Charles Eden), fitted carpet.

DINING ROOM 13'0 x 11'4

Double glazed patio doors to rear leading out to conservatory, coved ceiling, gas fire (not tested by Charles Eden), radiator, fitted carpet.

CONSERVATORY 9'5 x 8'6

Double glazed windows to side and rear, double glazed patio doors leading out to rear garden, carpet tiled flooring.



KITCHEN 11'10 x 7'5

Double glazed window to rear, door leading to utility room, door to conservatory, range of wall and base units with worksurfaces over, stainless steel single bowl sink and drainer with mixer tap, four ring gas hob with cooker hood over, single oven housed in wall unit, space for microwave oven, space for dishwasher, carpet tiled floor.

UTILITY ROOM 5'3 x 4'11

Opaque double glazed window to side, spaces for washing machine, dryer and fridge freezer, carpet tiled flooring. Door to:

CLOAKROOM

Opaque double glazed window to rear, low level WC, corner wash hand basin, storage heater, part tiled walls.

STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Fitted carpet.

BEDROOM ONE 15'10 x 10'4

Double glazed bay window to front, picture rails, two built-in double wardrobes with cupboards over, dresser unit with drawers under, radiator, fitted carpet.

BEDROOM TWO 13'0 x 11'5

Double glazed window to rear, picture rails, sink unit, radiator, fitted carpet. Stairs leading to loft room.

BEDROOM THREE 9'11 x 6'8

Double glazed window to front, picture rails, high level cupboards, radiator, fitted carpet.

STAIRS TO SECOND FLOOR

Wood staircase leading to:

LOFT ROOM 12'10 x 10'11

Dorma loft conversion. Double glazed window to rear, radiator, paneled walls and flooring.



BATHROOM

Opaque double glazed window to rear, paneled bath with shower, pedestal wash hand basin, built-in cupboard, radiator, cork tiled flooring.



SEPARATE WC

Opaque double glazed window to rear, low level WC, wall hung wash hand basin, carpet tiles.

OUTSIDE

REAR GARDEN 35ft - 40ft approx

Paved with shrubs. Access to garage.

GARAGE

Located to rear of garden, pedestrian door, door to front of garage.

FRONTAGE

Off street parking for one car with brick paved drive, shrubs and pathway.

COUNCIL TAX E

EPC RATING D

AGENTS NOTE

The loft room was converted in excess of 40 years ago.



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
71 High Street, Beckenham, Kent, BR3 1AW
Tel: 020 8663 1964 Fax: 020 8663 1965

**St. James's Avenue,
Beckenham,
BR3 4HG**

Guide Price £550,000 Freehold